

The Corporation of the
Municipality of Neebing

AGENDA for Special meeting of Council (sitting as Committee of the Whole)
Wednesday, March 24, 2021 at 6:00 p.m.

Please join my meeting from your computer, tablet or smartphone.

<https://global.gotomeeting.com/join/114444357>

You can also dial in using your phone.

Canada (Toll Free): [1 888 299 1889](tel:18882991889) Access Code: **114-444-357**

1. Preliminary Matters

- (a) Call to Order
- (b) Attendance
- (c) Request/Receive Declarations of Pecuniary Interests under the Municipal Conflict of Interest Act (if any)

2. Public Meeting Relating to the Municipality's Review of its Official Plan

- 2.1 Report from Clerk-Treasurer Regarding Official Plan Review 1 - 156
(Recommendation to recommend to Council that the proposed revised plan be enacted, with any changes resulting from public comments or Council's review, and forwarded to the Province for approval.)

- 2.2 Members of the Audience may address Council, either in favour of, or in opposition to, the Municipality's proposed amendments to the Official Plan. -

As of the date this Agenda was posted (March 19th), no one has made a request to speak to Council in this regard. Anyone attending may speak when acknowledged by the Chair.

- 2.3 Committee will consider the proposed Official Plan changes and make a recommendation to the Municipal Council, to be considered at the regular meeting of the Council, scheduled for April 7, 2021 at 6:00 p.m. -

3. Public Meeting Relating to Proposed Amendments to the Zoning By-law

- 3.1 Report from Clerk-Treasurer on the Proposed Amendments to the Zoning By-law 157 -
law 166
(Recommendation to recommend to Council that the proposed changes be enacted, with any changes resulting from public comments or Council's review.)

- 3.2 Members of the Audience may address Council, either in favour of, or in opposition to, the Municipality's proposed amendments to the Zoning By-law. -

As of the date this Agenda was posted (March 19th), no one has made a request to speak to Council in this regard. Anyone attending may speak when acknowledged by the Chair.

- 3.3 Committee will consider the proposed Zoning By-law amendments and make a recommendation to the Municipal Council, to be considered at the regular meeting of the Council, scheduled for April 7, 2021 at 6:00 p.m. -

5. Adjourn the Meeting

**The Corporation of the Municipality of Neebing
Administrative Report**

Date: March 19, 2021 (for Public Meeting on March 24, 2021)

To: Mayor and Council

Subject: Revised Official Plan
File Number: 11-D06-00002-2015

Submitted by: Erika Kromm, Clerk-Treasurer

RECOMMENDATION

At the Public Meeting, Council will hear comments from members of the public relating to the proposed revised Official Plan, circulated earlier this month. Council may choose to direct amendments to the proposed new Official Plan after hearing from the public.

Administration has reserved March 31st, 2021 for a second Public Meeting, should it be considered necessary.

Amendments directed, if any, will be prepared by Administration, and the proposed new Official Plan will be placed before Council for its approval at its regular meeting scheduled for April 7th, 2021.

BACKGROUND

Neebing commenced reviewing its Official Plan, which had been approved in 2009, in May of 2013, with a pre-consultation meeting at the Ministry of Municipal Affairs and Housing (“MMAH”). There was an administrative staffing change in 2013, which put the project on hold.

(The MMAH functions as a central processing house for comments from all other provincial ministries for planning documents such as Official Plans. This is known as the “one window” concept for development. MMAH gathers all of the comments and forwards them to the municipality in question.)

Neebing re-commenced the process in 2015, holding a series of open houses and public meetings over 2 years. Neebing Council approved a revised Official Plan in 2017, and submitted it to the Province (via the MMAH “one window”) for review and approval, as required.

Provincial comments on the revised Official Plan were not received by Neebing until the fall of 2018. As a municipal election was pending, and as it was known that there would be significant turn-over in Council composition, the sitting Council deferred the Official Plan review process to the 2018-2022 Council. During 2019, Council struck a sub-committee of its members to review and report back on the comments received from MMAH in 2018.

Council approved a variety of revisions to the Official Plan in response to comments from the Province. Council also determined to make some other changes, not related to the Provincial comments.

Neebing submitted the revised Official Plan to MMAH in late 2019. The MMAH advised Administration that, because there had been so many amendments, a further public meeting should be held to consider the plan prior to submitting it for approval.

In the meantime, in 2019, concurrently with the (ongoing) Official Plan review process, an application was received to amend the Official Plan to allow a medical clinic to be constructed on property at the southwest corner of Boundary Drive West and Highway 61. The property is designated “agricultural” in the Official Plan (2009 version), and this would not allow the medical clinic to be constructed. Accordingly, the owner requested that the designation of the property be changed from “Agricultural” to “Rural”. Council held several public meetings relating to this request, and ultimately approved it. This amendment was approved to the 2009 Official Plan, not to the 2017 version of the Official Plan (which had never been approved by the Province). As this amendment was not processed, it is being “rolled into” the current review process.

In early 2020, another staffing change occurred, which was immediately followed by the COVID 19 pandemic. These two events further delayed the Official Plan review process.

The public meeting has now been scheduled for Council to consider comments from the public relating to the new, revised, proposed Official Plan.

DISCUSSION

The notice of public meeting for amendments to the Official Plan, posted on the website, provides detail relating to the revisions to the plan. Administration will be able to respond to questions relating to any of the changes proposed during the public meeting.

Once Council has considered all of the public input, it can approve a revised Official Plan for submission to MMAH for final approval. Approval has been scheduled for April 7, 2021.

ATTACHMENTS

1. History of the Process to Date
2. Summary of Changes 2017 – 2021
3. Blacklined Official Plan as of March 1, 2021
4. 2009 Official Plan
5. Property Site Map 1 – 3935 Highway 61
6. Property Site Map 2 – Gooseberry Island
7. Property Site Map 3 – Flatland Island
8. Property Site Map 4 – Mink Mountain
9. Property Site Map 5 – Pie Island
10. Property Site Map 6 – 1410 Sturgeon Bay Road
11. Property Site Map 7 – Landlocked Parcel
12. Property Site Map 8 – Vacant Land on Sturgeon Bay Road
13. Letter from Thunder Bay Co-op
14. Letter from Breukelman Mountainview Farm
15. Letter from Thunder Bay Federation of Agriculture
16. Comments from Lakehead Region Conservation Authority

Relevant documents, including the proposed Official Plan, are posted on the website. The original Official Plan maps, and other over-sized documents will be available during the meeting. Other documents, such as historic reports to Council, the 2019 application to amend the Plan, and Official Plan revision versions, will also be available upon request.

History of the Process

What is an Official Plan?

Under Ontario's Planning Act, an Official Plan is a key land use planning document. It plays an important role in the development of a municipality. It sets goals, objectives, and policies which guide municipalities' land use planning decisions. Everything a municipality does, related to land use and development, needs to conform to its Official Plan. That includes passing any by-laws and undertaking any public works.

A municipality's Official Plan contains text (several chapters which describe many land use systems and areas) as well as maps (called "schedules"). The maps sort land into various categories known as "designations". The text of the Official Plan has policies relating to each land use designation.

Neebing's current Official Plan was adopted in 2009. Official Plans are required to be approved by the Province (Ministry of Municipal Affairs and Housing) before they can become effective. The 2009 Official Plan for Neebing was subject to some appeals to provincial land use tribunals, but was ultimately approved, and is the Official Plan that is now in effect.

The Province requires municipalities to review and update their Official Plans from time to time.

Review History

As a small, rural municipality without significant financial resources to hire consulting firms, Neebing's review of its Official Plan required the use of in-house administrative staff.

The Municipality commenced review of its 2009 Official Plan in 2013. This process was delayed due to administrative staffing changes at the Municipality. The process was re-commenced in 2015. During 2015, through to, and including 2017, a series of open houses and public meetings took place to review the 2009 Official Plan and consult with the public on changes required.

As a result of these processes, Council adopted a new Official Plan in September of 2017. Under Provincial law, the Official Plan cannot simply be adopted by a municipality. Once adopted, the approval of the Provincial Minister of Municipal Affairs and Housing is required before the new Official Plan can be implemented.

After Neebing sent its 2017 Official Plan to the Ministry of Municipal Affairs and Housing for approval, in the fall of 2017, the Ministry returned extensive comments to the Municipality in the late summer of 2018. The Ministry of Municipal Affairs and Housing ("MMAH") acts as a central point to collect and deliver comments for other provincial ministries. Accordingly, the comments were those of several ministries; not just the MMAH.

2018 was an election year, and the (then) Council decided to reserve comment on the Ministry's requests to amend the Official Plan that it had adopted in 2017, in order to let the newly elected Council address them. After the 2018 election, and once the newly elected Council was settled, the Council established a sub-committee of members to review the Ministry's comments and respond. During 2019, a series of reports from the sub-committee was presented to Council, and Council made decisions to make some amendments to the Official Plan it had adopted in 2017, based on the comments received.

During 2019, as this process was unfolding, the Municipality received an application to amend the Official Plan to re-designate a property designated by the 2009 Official Plan as “Agricultural”, to the “Rural” designation. The purpose of the re-designation request was to allow the property owner to develop a medical clinic on the property. Because the 2017 Official Plan had yet to be approved, the amendment was processed to the 2009 Official Plan. Council approved the amendment, however, it has not (to date) been approved by the Province.

In early 2020, a revised Official Plan (from the one adopted by Council in 2017) was sent to MMAH, which incorporated amendments based on the comments from the various ministries. Council had accepted most, but not all, of the changes recommended by those ministries. (This revised Official Plan did *not* include the amendment processed in 2019. That had been considered and processed as a “parallel” amendment, to the 2009 Official Plan.)

MMAH reviewed the re-submitted Official Plan, and subsequently directed the Municipality that, in MMAH’s considered opinion, the changes to the 2017 adopted plan were extensive enough that the Municipality should undertake further public consultation before adopting the new Official Plan – and then re-submitting it to MMAH for approval.

Two major delay factors followed, almost simultaneously. The first was another staffing change, and the second was the onset of the COVID-19 pandemic.

Neebing is now picking up the process to have the Province approve the changes that Neebing’s Council has approved to the 2017 Official Plan.

Because Council considers that it makes the most sense to do so, Neebing’s Administration is “rolling” the mapping amendment for the medical clinic (approved in 2019 for the 2009 Official Plan) in to this process, so that, once the new Official Plan is approved, it will be a “wholistic” document.

Summary of Changes 2017-2021

Neebing has published a new version of its proposed Official Plan. Changes from the 2017 approved text are shown in either blue font or green font.

The blue font shows changes that Council adopted, based on comments by various provincial ministries. The green font shows changes that Council adopted independently of provincial ministry comments.

This document is intended as a summary of the changes to the text and maps, which Council has approved or directed since it adopted a revised Official Plan in 2017.

This explanatory document addresses most of the changes between the 2017 Official Plan and the 2021 proposed Official Plan. Not every minor change (considered self-explanatory) was addressed. Questions not expressly addressed in this document should be referred to the Clerk-Treasurer.

Changes

Text

General

The Province requested that Neebing update the language in its Official Plan to recognize changes in labels to Provincial policies. One example is that “Criteria 1” (referenced in Section 2.2.1, paragraph (h)) is now known as “Formulae 1”. There are other changes throughout the document that are similar.

The Province also requested that Neebing update the language in the Official Plan to recognize new departmental and/or ministerial titles. For example, the historic “Ministry of the Environment and Climate Change” is now known as the “ministry of the Environment, Conservation and Parks”. These changes were adopted in the 2021 draft document.

The Province publishes documents (from time to time) to provide both requirements and guidelines for municipalities to follow when considering development applications. Neebing’s 2017 Official Plan included a list of published provincial documents as a “Schedule X” to the plan. This schedule would be amended (as required) when new documents were published, without formal amendment to the plan. The Province raised several objections to this listing, which Neebing Council considered to be unreasonable. The schedule has been re-labelled as “Schedule 1.9” – in reference to Section 1.9 of the Official Plan, which describes it.

Some of the studies that the Province may require include archaeological and cultural/heritage assessments. Language was introduced in the new draft to recognize these requirements.

Section 1 - Introduction

The terms “cultural heritage resources” and “natural heritage resources” were added to paragraph 1.2.1 (e) – recognizing elements the Municipality considers important when considering development applications. The terms “fisheries and wildlife resources” were deleted, given that the term “natural heritage resources” encompass this.

Climate change considerations were included as paragraph 1.2.1 (g).

Accessibility (and other) considerations were included as paragraph 1.2.1 (h).

Cultural heritage considerations were included as paragraph 1.2.1 (i).

Water resource protection was included as paragraph 1.2.1 (j).

Section 1.3

Provincial law requires that, once an Official Plan is adopted by a municipality, no applications to amend it will be considered for 2 years. This is recognized in the new Section 1.3.3.

Section 2

Subdivision of land by the consent (also known as “severance”) process was of primary importance to Neebing’s municipal Council in its consideration of the Official Plan amendments. In the 2009 Official Plan, the Province imposed limitations on how often a piece of property could be sub-divided through this process (as opposed to a “subdivision approval” process – which is different). In the 2009 Official Plan (currently in effect) Neebing property owners are limited to having a maximum of 3 (for a total of 4, including an original lot) new lots approved through the consent (or “severance”) process from the lot configuration that existed in October of 1972.

Neebing Council felt this to be too restrictive – and also unfair. (For example – if a 1972 configured property had been divided into 3 lots – it would depend on “who applied first” to determine whether any further divisions would be allowed. If all geographical considerations were equal, the “first person” to apply for the additional severance would be allowed, and the other 2 would be stymied by that first person’s application. Neebing Council feels that the actual site configuration, servicing and other requirements should govern severance applications – not some arbitrary date.

Scoble and Pearson Townships, amalgamated into Neebing in 1999, had not, historically had this date-related restriction, and, as such, many property owners had had the benefit of more severances than those allowed in the balance of the municipality. Property owners in these areas, inquiring about severances, found themselves unfairly hampered by the date restriction, based on the historic (relatively) unlimited permissions.

Much of Neebing’s geography involves wetlands and cliffs, which further limit the ability for property owners to sub-divide their lands. If buildable lots can be achieved without creating un-developable property, Council felt that this should be allowed.

For all of these reasons, the original 2017 Official Plan suggested that the number of severances for any property be “unlimited”. That statement, of course, is otherwise “controlled” by reasons of road access and other geographical considerations. Neebing Council would not, for example, approve a severance where the remaining “lot” was basically an un-developable cliff, or a marsh, or a land-locked parcel.

Feedback from the Province to Neebing’s 2017 proposal, is that it will *not* allow Neebing to have “unlimited” severance approvals. Neebing proposes instead, in this new draft, to be considered in the same way that unincorporated townships are considered – to have a limit on the number

of severances allowed over a time period. Neebing's proposal is to have no more than 200 lots created in the ten years following the approval of the new Official Plan. This is reflected in proposed paragraph 2.2.1 (l).

Neebing Council considers this a far more equitable application of rules which will also promote and consider the Province's concerns relating to "urban sprawl".

Section 2.7

Language related to "group homes" was updated to reflect current common law. The 2009 language (which had not originally been proposed to change) is now considered unlawful.

Section 2.9

The Province requested that the Official Plan include a policy on "affordable housing". This was included in Section 2.9.

Section 2.12 – Mobile Home Parks (Per the 2017 approved plan)

The Municipality had formerly prohibited mobile home parks. The Council determined to remove this prohibition.

Section 3.2.3

The province has now formally identified four "areas of natural and scientific interest" in Neebing. These areas are of provincial interest and require special protection. They are identified and prescribed in new section 3.2.3 and will also be identified on the map schedules.

These are:

1. Russel Point-Minong Foreland
2. Spar Island
3. Pearson Township Wetland; and
4. Squaretop Mountain Maple Stand.

Section 3.4

Archaeological and cultural heritage resource policies required some language tweaking by the province. Now recognized for protection are both "cultural heritage landscapes" and "areas and viewsheds of cultural heritage value or interest".

Section 3.6

Aggregate resource areas are recognized by the Province as important natural resources. Although many people oppose "gravel pits" or other pit/quarry operations, gravel resources are an important part of development in Ontario, providing material for roads, cement, and other building and development source material. Language in the amendments to the 2017 Official Plan reflect the Provincial requirements for licencing and other approvals – and built-in protections for new development near existing operations, the conservation of archaeological and cultural heritage resources, as well as requirements for the rehabilitation of pits/quarries once their assets have been exhausted.

Section 3.10

As constituents are aware, through public articles and Council considerations, Neebing's landfill sites are at or approaching life expectancy. Language is introduced into Section 3.10 to recognize this reality.

Neebing Council continues to investigate and consider alternatives to landfill for responsible waste management. However, in the meantime, language in the Official Plan needed updating to reflect current realities.

Sections 4.2 and 4.3

Section 4.2 involves policies related to the Agricultural Areas identified in Neebing. Section 4.3 involves Rural Areas.

Language has been updated in Section 4.2 to reflect current policies and realities associated with farming in 2021 and beyond. In particular, in keeping with the Provincial Policy Statement, recognition is given to "agri-tourism" and other value-retaining operations that work together with traditional farming operations to help support and encourage agricultural retention and development.

Similar amendments occur in Section 4.3, related to the "rural" area.

New language is introduced in Section 4.2 to reflect the importance of the preservation of agricultural land by reducing opportunities for other development.

Section 4.3

This section deals with Industrial Development. While Neebing needs to encourage economic development (industrial, commercial and institutional), it is recognized that the environment will not be sacrificed in this encouragement. Language is introduced in Section 4.3 to demonstrate this policy/principle.

Section 4.4

This section deals with lakefront residential development. Recognition of provincial approval requirements for private servicing have been added.

Special recognitions – currently in place for Cloud Lake and Oliver Lake – are continued. Additional language recognizes that further controls for development on these (or other) lakes could be considered and implemented. Management and protection of water quality is recognized as extremely important.

New sections (4.4.15 through 4.4.22) have been introduced to control and provide policy background for the development of properties where the proposed access is by water-only.

Section 4.7

This is a proposed new section to deal with "provincially significant wetlands".

Section 4.8

This is a proposed new section to deal with “significant wildlife habitat”

Section 4.9

This is a proposed new section to deal with “fish habitat and “lake trout” lakes”.

Section 5.3

Water supply studies are required if a proponent intends to apply to develop 5 or more lots. Proposed new provisions address these requirements.

Section 6.2

Language was introduced to recognize the importance of indigenous consultation for land development proposals.

Section 6.16

The Province requested that the Municipality list the studies that a proposed land developer “may” have to provide. The studies are listed, together with cross-references to the relevant policies in the balance of the Official Plan.

Maps

The Ministry did not recommend any changes to the mapping changes proposed by Neebing in its 2017 Official Plan adoption, except for the identification of the 4 sites of natural and scientific interest, identified in the discussion of the text at Section 3.2.3.

The mapping changes in the 2017 adoption involved removal of “Environmental Protection” designations to some privately-owned properties, leaving those designations on Crown-owned properties. The designation had been imposed in 2009 based on Peregrine Falcon nesting habitats, and the fact that, in 2009, Peregrine Falcons were an endangered species. Since then, Peregrine Falcons have flourished, and are no longer on the “endangered species” listing. Council considered that the Crown-owned property environmental protection areas were sufficient to protect the species.

Changes Independent of Ministry Comments

Text

New Section 2.12 - Property Standards

During the 2015-2017 consultation process, the (then) Council heard from some constituents that they would like to see Neebing adopt a property standards by-law. (In order to adopt a property standards by-law, the municipality’s Official Plan must expressly allow that. The 2009 Official Plan did not contain the language to allow property standards implementation.)

The Municipal Council in Neebing heard these comments, but decided that its rural constituents were better served, over all, without property standards by-laws. Accordingly, a decision was made not to include property standards by-law permissions in the 2017 Official Plan.

Since 2017, the Provincial government downloaded its residential tenancy standard enforcement to municipalities. The provincial residential tenancy regulations supplement what some municipalities already regulate in their property standards by-laws. The current Council of Neebing considers that its obligations to enforce provincial residential tenancy standards would be enhanced and assisted through a property standards by-law incorporating the provincial residential tenancy standards.

Accordingly, the current Council asked administration to include enabling language in the new Official Plan that would allow the Council to pass a property standards by-law – but only for the health and safety protection of residential tenants. Council is not interested in a general property standards by-law for exterior, aesthetic purposes, given Neebing’s rural and agricultural history and continuing character.

New Section 2.12 was added to the proposed Official Plan, which will allow Council to pass a property standards by-law for residential tenancy standards. A property standards by-law cannot be passed by the Municipality unless the Official Plan is approved with this change included.

The enabling language in the new Official Plan *does not* allow the Council to pass a property standards by-law for the purpose of regulating exterior property standards (yard cleanliness, unsightliness, etc.) It is restricted to the regulation of standards that deal with the health and safety protection of residential tenants. Council is not interested in a general property standards by-law for exterior, aesthetic purposes, given Neebing’s rural and agricultural history and continuing character.

New Section 2.12 was added to the proposed Official Plan, which will allow Council to pass a property standards by-law for residential tenancy standards. A property standards by-law cannot be passed by the Municipality unless the Official Plan is approved with this change included.

Maps

In 2019, an application was processed (and approved) by the Municipal Council to have a property removed from the “agricultural” designation, and instead, designated “rural”. This would allow for the development of a proposed medical clinic on property located on the southwest corner of Highway 61 and Boundary Drive (opposite the Thunder Bay Farmers’ Co-operative operations). Because the 2017 Official Plan had not yet been approved, the Council adopted an amendment to the 2009 Official Plan, which approved the owner’s request to re-designate the property.

That amendment has not been approved, but given the passage of time and the dove-tailing of the 2017 Official Plan amendment processes, Administration and Council consider that it makes sense to include the 2019 amendment to the 2009 Official Plan, into the proposed 2021 Official Plan.

Council recognizes significant opposition to this change from the agricultural community, however, Council continues to feel that the re-designation of this small portion of property for the

purposes of a medical clinic to benefit all rural residents, to outweigh the agricultural community's concerns.

**OFFICIAL PLAN FOR THE
MUNICIPALITY OF NEEBING**

March 1, 2021

Blue Ink illustrates Amendments (since 2017)
Relating to Comments from
the Provincial government authorities

Green Ink illustrates Amendments (since 2017)
Per Council Approvals or Administrative
Recommendations independent of Provincial Recommendations

SECTION 1 - INTRODUCTION

1.1 PREAMBLE

The Municipality of Neebing is located within the District of Thunder Bay in Northwestern Ontario. Neebing is comprised of the geographic townships of Blake, Crooks, Pardee, Pearson and Scoble and has a land area of 88,800 hectares. Neebing is located south of the City of Thunder Bay along the shore of Lake Superior. The Municipality extends southward to the international border between Canada and the United States at Grand Portage, Minnesota. Highway 61 connects Neebing with the City of Thunder Bay and the United States and is a major highway that traverses through the Municipality in a north/south direction. A number of islands within Lake Superior are also located within the municipal boundary of Neebing.

The land uses in Neebing are considered to be rural in character and consist primarily of rural residential uses, agricultural uses, forestry uses, recreational residential uses and commercial and industrial uses primarily in the form of home occupations and home industries within a largely undeveloped rural area. These home based businesses are an important component of the economic fabric of the rural community of Neebing. The establishment of a strong and diversified economic base is of importance to the Council and the residents of Neebing. Economic growth in Neebing is required to provide an improved tax assessment base to sustain the Municipality and for the residents of Neebing to be less reliant on the economic opportunities and economy of the City of Thunder Bay.

Critical to providing economic growth and development opportunities is the need to establish a balance between the various competing land use interests. For example, Neebing wants to promote highway commercial opportunities, tourism, agri-tourism and lakefront residential opportunities, yet many of the areas that may be considered candidate sites for development are located in proximity to, or within, areas in need of protection such as hazard lands, wetland areas, areas of archaeological potential and historical sites, agricultural lands and areas of mineral resource potential. Maintaining a balance between competing land use interests is essential for the establishment of viable sustainable development.

This Official Plan was originally developed in 2001, and was approved in 2008 after an appeal to the Ontario Municipal Board. It was reviewed and updated through relatively minor revisions in 2015-17, based on the new Provincial Planning Statement as well as updated forecasts.

The 2016 population in the Municipality of Neebing, according to census data, is 2055 persons. Neebing experienced some population growth historically. For that period between 1985 and 1991 Neebing experienced a rate of growth of 4% per year, between 1991 and 1996 a rate of growth of 3% per year was experienced. This increase in population appears to be the result of the conversion of seasonal or recreational residential homes to principal residences and residents from Thunder Bay relocating from the urban to the rural environment of Neebing. Between 1996 and 2000, Neebing experienced a rate of growth of 97% from 1021 persons to 2010 persons. However, the majority of that growth is attributed to the change in the municipal boundary and the inclusion of Pearson and Scoble within the Municipality

of Neebing as of January 1, 1999. Between 2008 and 2011, the population declined from 2010 persons to 1956 persons, a decline of 2.6%. There was a rebound in accordance with the 2016 census data. From 2011 to 2016, the population increased from 1956 persons to 2055 persons, an increase of 3.5%.

Some recent building activity leads the Council to believe that the next census will show further growth, however, the population increases predicted by the drafters of the 2008 plan have not been achieved and require significant adjustment.

Limited growth is now projected for the Municipality over the next 20 years. In 2008, it was projected that the population of Neebing would grow by 4% per year between 2000 and by 3% between 2005 and 2010 and between 2010 to 2015 and finally by 2.5% between 2015 and 2020. This did not materialize, and in fact, the population declined before rebounding slightly. Development constraints limit the creation of new residential opportunities. Future growth will occur as seniors leave their farmsteads for less work-intensive housing in urban settings, and young families take up the rural lifestyle. The following table illustrates the revised population projection for Neebing over the next 20 years, based on growth at one percent per year.

Year	2008 Population Forecast	Revised Population Forecasts
2000	2010	-
2005	2412	-
2010	2774	1986
2015	3190	2000
2020	3589	2100
2025	-	2205
2030	-	2315
2035	-	2431

Regular monitoring of the population is required to determine if the population projections remain relevant over the planning period.

In rural areas opportunities are available for rural residential development through the subdivision or consent process consistent with the rural character of the Municipality. Rural residential development in the form of rural subdivisions may be permitted provided development can be safely serviced by private individual septic and water systems. Areas with scenic vistas in proximity to Lake Superior and inland lakes are examples of locations in the Municipality that are appropriate for lakefront residential and tourism opportunities subject to servicing, design, environmental and site specific considerations.

Development opportunities are constrained by Environmental Protection areas and lands reserved as "conservation lands" under the "Conservation Land Tax Incentive

Program” operated by the Provincial government.

This Plan is a 20 year Plan. It will be reviewed once within the 10 years after its approval, and will be reviewed every 5 years after that first review, to determine if the population and growth projections remain relevant and the policy guidelines and framework for development continue to reflect the needs of the Municipality. Amendments can be made to the Plan to reflect changing needs of the Municipality. Decisions regarding land use planning matters will be guided by the policies contained in this Plan.

1.2 OBJECTIVES OF THE PLAN

1.2.1 The objectives of this Plan form the foundation of planning principles and provide direction to manage change, guide future development and develop detailed policies and programs that stimulate economic growth, protect the environment and public health, promote the use of natural resources for the economic use and environmental benefits and reduce costs by restricting development in areas where there is risk of health, safety or property damage. This Plan recognizes that the economy of the Municipality is directly related to the quality of the environment. The plan seeks to balance the need to encourage economic development with the need to protect and maintain the environment. The objectives reflect the present and future needs and values of the Municipality and the residents of the Municipality and are as follows:

- (a) the Municipality is committed to actively seeking and encouraging new development that maintains the quality of life, maintains or improves the health of existing businesses and diversifies the economy;
- (b) the Municipality encourages patterns of development which facilitate the provision of local services with minimal or no impact on local finances and provides for the efficient use of land, infrastructure and public service facilities;
- (c) the Municipality endeavours to preserve and enhance, where possible, the environmental quality of the area and minimize impacts of land uses on the natural environment, and to protect the integrity of ecosystems;
- (d) the Municipality encourages commercial and industrial opportunities that are compatible with the natural environment and are economically feasible;
- (e) the Municipality has regard for the importance of natural resources including mineral resources, agricultural resources, cultural heritage resources, forest resources and natural heritage features and fisheries and wildlife resources within the Municipality with respect to their contribution to the economic, social and general well being of its residents;
- (f) the Municipality encourages the creation of housing which is affordable, accessible, adequate and appropriate to a full range of households in the Municipality and encourages the adequate supply of available land to meet the housing needs of its residents; and
- (g) the Municipality has regard for the impacts of a changing climate and the risks associated with these hazards, addressed through mitigation and/or adaptation strategies;
- (h) the Municipality promotes built form that is well-designed, encourages a sense of place, and provides for public spaces that are of high quality, safe,

- (i) accessible, attractive and vibrant;
- (i) the Municipality encourages the identification and conservation of cultural heritage resources in the municipality, including archaeology, built heritage and cultural heritage landscapes;
- (j) the Municipality has regard for the protection, improvement or restoration of the quality and quantity of water resources;
- (g) with this Plan, the Municipality has established a policy framework that is consistent with the Provincial Policy Statement and conforms with Provincial Plans, having consideration for local conditions and circumstances.

1.3 AMENDMENT AND REVIEW

- 1.3.1 This Official Plan is not a static document. Although it provides some degree of flexibility, the Plan's provisions will be reviewed at regular intervals, pursuant to Section 26 of the Planning Act. The purpose of regularly reviewing the plan is to attempt to keep the policies relevant and appropriate, in light of changing conditions and new provincial and local policy initiatives.
- 1.3.2 All official plan amendments are subject to the approval of the Minister of Municipal Affairs and Housing until such time as official plan amendments are exempt from Provincial approval.
- 1.3.3 No privately-initiated applications to amend the new official plan for 2 years after the effective date will be permitted unless the Municipality passes a resolution to allow applications during this 2-year period.

1.4 RESPONSIBILITIES OF THE MUNICIPALITY OF NEEBING

- 1.4.1 With respect to official plans, the Municipality of Neebing has the responsibility to:
- (a) prepare Official Plans;
 - (b) review Official Plans from time to time and make amendments as necessary;
 - (c) advise and secure the views of the public, local authorities, agencies and boards with respect to their Official Plan and amendments; and
 - (d) review, consider and recommend local legislation, zoning by-laws and amendments, which implement the policies of the Official Plan.

1.5 OFFICIAL PLAN

- 1.5.1 This document constitutes the Official Plan of the Municipality of Neebing and has been prepared in accordance with the provisions of the Planning Act, and applies to all lands within the municipal boundary of the Municipality of Neebing.

1.6 TITLE

- 1.6.1 This Plan may be known as the "Official Plan for the Municipality of Neebing".

1.7 PUBLIC WORKS

- 1.7.1 Any public works undertaken in the Municipality of Neebing shall conform to the policies of this Plan, in accordance with Section 24 of the Planning Act and, where required, shall be planned and implemented in accordance to the applicable Class Environmental Assessment under the Environmental Assessment Act.

1.8 PRIVATE INTERESTS

- 1.8.1 Private interests must adhere to the policies of this Plan. The use of private lands will also be regulated in accordance with the Zoning By-laws pursuant to Section 34 of the Planning Act, and other By-laws passed under other relevant Provincial statutes.

1.9 PROVINCIAL REQUIREMENTS, GUIDELINES AND PUBLICATIONS

- 1.9.1 Provincial Ministries publish documents relating to development requirements and guidelines. Wherever applicable (based on comments received during the Official Plan Review process), this Official Plan makes reference to relevant documents published by the Province. Developers are advised to review these documents for direction as to further studies or other requirements that may be necessary for development approvals. Appended to this Official Plan is a schedule (identified as “[Schedule 1.9](#)”) which does not form part of the document, which lists relevant Provincial documents or websites to assist developers and the general public. The schedule may be updated without formal amendment to the Official Plan as the Province makes new publications available and/or amends older ones.

SECTION 2 - GENERAL PROVISIONS

2.1 GENERAL

- 2.1.1 The land use policies in this Section apply to all lands in the Municipality of Neebing ~~unless specifically mentioned~~.
- 2.1.2 The designation of land for a particular use in this Plan only indicates that the land so designated may be considered for the designated use, subject to the more detailed criteria of this Plan and other legislation. There is no guarantee that any individual parcel may be used for any permitted use in a particular designation.

2.2 SUBDIVISION OF LAND

- 2.2.1 Consents shall only be granted that conform with the policies of this Plan subject to the requirements set out in this Section.
- (a) The retained and severed lot(s) must be able to be adequately and safely serviced. The Thunder Bay District Health Unit or designated authority shall be consulted prior to consent approval being given to obtain support for the consent proposal.
 - (b) The soil and drainage conditions must be adequate for the proposed use and permit the proper siting of buildings and the installation of private septic disposal systems, ~~provided that site conditions are suitable for the long-term~~

- [provision of such services with no negative impact.](#)
- (c) The lands must front onto a publicly maintained road that is of a construction standard of acceptable to the Municipality and is maintained by the Municipality or the Province, or onto a private road, such as a road within a condominium plan, which the Municipality is satisfied will be maintained appropriately by the private sector, and is of an acceptable standard of construction, unless a consent is proposed on an island.
 - (d) Where access is proposed from a provincial highway, the Ministry of Transportation is to be consulted to determine if this access meets Ministry requirements and an entrance permit can be issued.
 - (e) The Municipality must be satisfied that no traffic hazard is created by the consent and safe access/egress to the retained and severed lot(s) is feasible.
 - (f) The consent may not result in land use conflicts with existing nearby uses.
 - (g) The lot size and configuration shall be suitable for the proposed use and, where possible, be consistent with adjacent development.
 - (h) The requirements of the Minimum Distance Separation [Formulae Criteria I](#) shall be adhered to when a [new lot consent for residential purposes](#) is being proposed in proximity to existing livestock operations.
 - (i) The consent must not result in land locked parcel(s) being created.
 - (j) The proposed use must be safely located away from and outside of floodways of rivers and streams, use limitation areas, mine hazards and areas designated Environmental Protection.
 - (k) The consent for lakefront residential lots will not be permitted in the Rural area on those lakes identified by the Ministry of the Environment [Conservation and Parks as per the Lakeshore Capacity Assessment Handbook and/or any other provincial documents listed in Schedule 1.9](#), as [approaching or as](#) having reached their assimilative capacity, including Oliver Lake and Cloud Lake. The identification of other such lakes will [not require](#) an amendment to this Plan.
 - (l) [Consents are limited in Neebing such that no more than two hundred new lots may be created in the ten years that next ensue the approval of this Official Plan by the Ministry of Municipal Affairs and Housing.](#)

2.2.2 The following may be considered as conditions of consent by the Municipality:

- (a) that the Zoning By-law be amended, if required;
- (b) that any necessary land for road widening, allowances or easements be dedicated to the Municipality or the Province;
- (c) that the applicant improve road access, grading, drainage, etc. to a standard satisfactory to the Municipality and/or the Province;
- (d) that the applicant provide proof that the retained and severed lots can be adequately and safely serviced by potable private water supplies and private sanitary sewage disposal systems; Alternatively, with respect to water supply only, a notification agreement will be required that specifies that all offers of purchase sale or lease shall provide notice that no assessment has been conducted to determine the quality or quantity of groundwater available to service the lots or lots;
- (e) [An archaeological assessment and/or cultural heritage assessment; and](#)
- (f) any other condition reasonable to the granting of the consent.

- 2.2.3 Notwithstanding the policies of this section, consents may be granted for the following technical purposes, provided that the retained and severed portions conform with the zoning by-law:
- (a) boundary corrections or adjustments;
 - (b) lot enlargements;
 - (c) discharge of mortgage;
 - (d) road widening and road allowances; and
 - (e) easements.
- 2.2.4 Subdivision of land by plan of subdivision shall be permitted provided that the requirements of the lettered sub-paragraphs:
- (a) The lands must be capable of being provided with adequate services and utilities including the specifications of the numbered sub-paragraphs of this Section that follow.
 - (i) For plans of subdivision consisting of 5 or fewer lots, the applicant shall provide proof that the lots can be adequately and safely serviced by potable private water supplies and private sanitary sewage disposal systems. Alternatively, with respect to water supply only, a notification agreement will be required that specifies that all offers of purchase sale or lease shall provide notice that no assessment has been conducted to determine the quality or quantity of the groundwater available to service the lot or lots.
 - (ii) For plans of subdivisions consisting of more than 5 lots, the applicant shall provide a report prepared by a qualified consultant, in accordance with the Ministry of the Environment [Conservation and Park's](#) requirements, [and the Provincial Policy Statement](#), indicating that there is adequate water quality to meet the Ontario Drinking Water Standards and quantity available to service the subdivision.
 - (iii) For plans of subdivision consisting of more than 5 lots, where the proposed lots are 1 hectare or less, and are privately serviced by on-site sewage disposal systems, the applicant shall demonstrate by a report prepared by a qualified consultant, in accordance with the Ministry of Environment, Conservation and Parks' requirements, [including the D-series Guidelines, and/or any other provincial documents listed in Schedule 1.9](#), that there will be no cross contamination of water supplies between lots or adjacent lots.
 - (b) The plan must be considered to serve the public interest.
 - (c) The plan must not be deemed premature.
 - (d) The development must not be likely to adversely affect the economy or financial position of the Municipality if it is approved.
 - (e) The development must be directed away from hazard lands, use limitation areas and areas designated Environmental Protection.
 - (f) Lakefront residential development will not be permitted on those lakes identified by the Ministry of the Environment [Conservation and Parks as per the Lakeshore Capacity Assessment Handbook and/or any other provincial documents listed in Schedule 1.9, as approaching or as having reached their assimilative capacity, including Oliver Lake and Cloud Lake. ~~Cloud Lake and Oliver Lake have been identified as having reached their development capacity.~~](#) The identification of other such lakes will be by an amendment this

Plan.

2.3 PARKLAND DEDICATION

2.3.1 The dedication of lands, or acceptance of cash-in-lieu of the land dedication, for recreational purposes as a result of new development or redevelopment of land shall be in accordance with the following requirements:

- (a) the development or redevelopment of land for residential purposes may require a land dedication to the Municipality at a standard of 5% of that land being developed or redeveloped or cash-in-lieu based on 5% of the value of the land; and
- (b) development or redevelopment of land for commercial or industrial purposes may require a land dedication to the Municipality at a standard of 2% of the land being developed or redeveloped or cash-in-lieu based on a value of 2% of the land.

2.3.2 To ensure that parkland dedications are of an acceptable quality, all sites dedicated as parkland must be accepted by the Municipality and satisfy the following criteria:

- (a) be relatively level and not required for drainage purposes, nor contain lands susceptible to flooding, having steep slopes or other physical features which are unsuitable for open space or park development;
- (b) be located within the community context to provide convenient and adequate access;
- (c) provide a reasonable park configuration to accommodate the dimensions and shape of large playing fields, i.e. soccer fields, baseball fields, etc.; and
- (d) be provided with basic service requirements.

2.4 PROVINCIAL HIGHWAYS

2.4.1 Direct access onto a provincial highway is controlled by the Province. Development shall be encouraged to utilize local roads and service roads wherever possible. Where access is a possibility, it will only be considered to those properties that meet the requirements of the Ministry of Transportation's access management practices and principles.

2.4.2 In addition to all of the applicable municipal requirements, all proposed development located adjacent to, and in the vicinity of, a provincial highway within the Ministry of Transportation's permit control area under the Public Transportation and Highway Improvement Act will also be subject to approval by the Ministry of Transportation. Early consultation with the Ministry of Transportation is encouraged to ensure the integration of municipal planning initiatives with provincial transportation planning. Any new areas in the municipality identified for future development that are located adjacent to, or in the vicinity of, a provincial highway or interchange/intersection within the Ministry of Transportation's permit control area will be subject to the Ministry of Transportation's policies, standards and requirements.

2.4.3 A transportation study, otherwise known as a "traffic impact study", will be conducted to address both the impact of any new development upon the provincial highway

- system, as well as any associated highway improvements that are required prior to the approval of any secondary plans, development plans, or subdivisions.
- 2.4.4 The Ministry of Transportation's policy is one highway entrance is permitted for each lot of record. Back lot development cannot use another entrance for access to a provincial highway.
- 2.4.5 Any new proposed access connection (i.e. public road or signalized intersection) onto a provincial highway must meet the Ministry of Transportation's access management practices and principles.
- 2.4.6 Any proposals for snowmobile or trail crossings of provincial highways will require the prior approval of the Ministry of Transportation. Trails running along the right-of-way of a provincial highway are not permitted.
- 2.4.7 A drainage and/or stormwater management report and/or plan shall be prepared by the proponent, and reviewed and approved by the Ministry of Transportation for any development located adjacent to, or in the vicinity of, a provincial highway where drainage could impact the highway and/or downstream properties.
- 2.4.8 Where a draft plan of subdivision is proposed adjacent to a provincial highway, the layout of the subdivision is to be designed such that the lots back onto the provincial highway.
- 2.4.9 Outdoor storage and loading areas should be visually screened or appropriately located so as not to be visible, from the provincial highway, to the travelling public.
- 2.4.10 Entrances serving businesses, including home occupations or home industries, that are located adjacent to provincial highways require the approval of the Ministry of Transportation. Typically, the Ministry of Transportation will require that the property owner obtain an entrance permit and a sign permit (if necessary). As a condition of these permits, the Ministry of Transportation requires the property owner to acknowledge that the use of an existing entrance cannot be converted to a commercial entrance in the future without the review and approval of the Ministry of Transportation, and that an additional entrance will not be permitted to accommodate the business. In addition, the Ministry of Transportation would not support a future severance that would result in a separate entrance to a business from that for the retained parcel.
- 2.4.11 Only those land uses that are compatible with the operation of a patrol yard will be permitted to locate adjacent to and in close proximity to the patrol yards located in the Northeast quarter Section 10, Concession 6, in the geographic Township of Blake.
- 2.4.12 For safety purposes, any type of wind mill erected adjacent to a provincial highway must be set back a minimum distance, measured from the limit of the provincial highway property line, equal to the height of the wind mill structure plus the length of one blade.

2.5 ACCESSORY USES

- 2.5.1 Where a use is permitted in a land use designation, it is intended that uses, buildings or structures normally incidental, accessory and/or essential to the use will also be permitted.
- 2.5.2 Accessory dwellings above boat houses are not a permitted accessory use in any land use designation.

2.6 HOME INDUSTRIES AND HOME OCCUPATIONS

- 2.6.1 Home occupations and home industries are an important component of the economy of Neebing and may be permitted in association with a single detached residential use provided they are not offensive or create a nuisance as a result of noise, hours of operation, odour, traffic generation or other means. All home-based business must not detract from the principal residential use.
- 2.6.2 The Zoning By-law shall contain regulations with respect to home industries and home occupations. These regulations shall, among other matters, indicate the zones in which home industries and home occupations are permitted and shall require appropriate buffering ~~is provided~~ for home industries so as not to create a nuisance for surrounding neighbourhoods.
- 2.6.3 Generally, home occupations shall include occupations or professions which are conducted entirely within a dwelling unit, while home industries are conducted primarily within an accessory building.
- 2.6.4 The home industry or home occupation shall be secondary to the main use of the property and shall not generate adverse or incompatible effects with the surrounding area. The home industry or home occupation shall relocate to an appropriately zoned site at such time when the home industry or home occupation can no longer be considered secondary to the main residential use of the property.
- 2.6.5 Refer to Section 2.4.10 for rules relating to entrances for home industries or home occupations adjacent to provincial highways.

2.7 GROUP HOMES

- 2.7.1 Group homes are permitted in all areas where residential uses are permitted. ~~subject to a zoning by-law amendment. Group Homes must be licensed or approved under the appropriate provincial statute.~~
- 2.7.2 A Group Home is defined as a ~~housekeeping unit in a residential dwelling in which a maximum of 6 residents, excluding staff, live as a family under responsible supervision~~ private residence for persons who, for any reason, cannot live with their families but cannot live alone without supervision. A trained caregiver is present on site at all times.

~~2.7.3 Only those group homes that can be supported by the existing level and range of community, social and medical services available in the Municipality shall be permitted.~~

2.8 BED AND BREAKFAST

2.8.1 Bed and Breakfast establishments may be permitted in association with a single detached residential use, based upon the following criteria:

- (a) a Bed and Breakfast establishment shall have sufficient site area to accommodate on-site amenities and adequate site parking facilities;
- (b) a Bed and Breakfast establishment shall be located in a residential dwelling, be secondary to the main residential use, contain no more than 3 guest rooms and be operated by a resident of the dwelling;
- (c) should external expansion be required to the dwelling to accommodate the proposed tourist facility, the character of the residential use shall be maintained; and
- (d) refer to Section 2.4.10 for entrance rules applicable to Bed and Breakfast establishments located on provincial highways.

2.9 AFFORDABLE HOUSING

2.9.1 It is a policy of this Plan to facilitate access to a range and mix of affordable housing choices for existing and new residents. To be considered affordable, housing costs must meet the following:

In the case of ownership housing, the least expensive of:

- (i) Housing for which the purchase price results in annual accommodation costs which do not exceed 30% of gross annual household income for low and moderate income households; or
- (ii) Housing for which the purchase price is at least 10% below the average purchase price of a resale unit in the regional market area.

In the case of rental housing, the least expensive of:

- (i) A unit for which the rent does not exceed 30% of gross annual household income for low and moderate income households; or
- (ii) A unit for which the rent is at or below the average market rent of a unit in the regional market area.

2.10 GARDEN SUITES

2.10.1 Garden suites are permitted as an accessory use to a single detached dwelling for temporary accommodation for a maximum of twenty (20) years pursuant to Section 39.1 of the Planning Act. An agreement may be required between the homeowner and the Municipality with the following provisions:

- (a) the garden suite shall not be permitted to separate by consent from the main

- (b) residential dwelling on the lot;
- (b) the design, mass and location of the garden suite should complement the main residential dwelling;
- (c) a mobile home may be used as a garden suite;
- (d) the garden suite should utilize and connect to the services used by the main dwelling;
- (e) clearance from the Thunder Bay District Health Unit or designated authority is required to permit the garden suite to connect to the septic system servicing the main dwelling;
- (f) the name of the person(s) who is to live in the garden suite; and
- (g) when the garden suite will be removed.

2.11 SECOND DWELLING UNITS

The Municipality encourages affordable housing and aging-in-place by recognizing Second Dwelling Units in permanent dwellings and accessory buildings to permanent dwellings within all designations.

The Municipality may require a proponent of a Second Unit to demonstrate to the satisfaction of the Municipality that:

- (a) the septic system servicing the lot can support the Second Unit;
- (b) the water supply to the lot can support the Second Unit and
- (c) there is sufficient parking available on the lot to support the Second Unit.
- (d) [the Second Unit will comply with the Ontario Building and Fire Codes.](#)

~~2.12 MOBILE HOME PARKS~~

~~2.12.1 Mobile home parks will not be permitted in the Municipality of Neebing.~~

2.12 PROPERTY STANDARDS

2.12.1 The Municipality is committed to affordable housing and the maintenance of a safe, healthy supply of rental accommodations. The Municipality may adopt a By-law pursuant to the [Building Code Act, 1992](#), which sets out standards for the maintenance and occupancy of property by tenants, and prohibits the use of property as rental residential property where the property does not conform to the standards. The By-law shall require that all substandard rental residential properties be repaired in conformance with the By-law or be cleared of all buildings, debris, structures or refuse and left in a graded and levelled condition. The By-law shall specify the manner in which it will be administered and enforced.

2.12.2 The By-law referenced in Section 2.12.1 may address the following matters:

- (a) The physical condition and structural soundness of all buildings used as residential dwellings;

- (b) The adequacy of sanitation, including septic services, drainage, waste disposal and garbage facilities;
- (c) The provision of utilities, including electrical services as well as an adequate and sufficient quantity and quality of potable water;
- (d) The state of repair of appliances, furnaces, etc. supplied by the landlord;
- (e) The provision of adequate heating; and
- (f) At the discretion of the Municipality, any matters referenced in Ontario Regulation 517/06 passed under the authority of the Residential Tenancies Act, 2006.

2.12.3 After passing the By-law referenced in Section 2.12.1, the Municipality shall appoint a Property Standards Officer and establish a Property Standards Committee.

2.13 CROWN LANDS

2.13.1 The Ministry of Natural Resources is responsible for the administration of Crown lands and waters. The Ministry of Natural Resources is encouraged to have regard for the policies and schedules of this Plan and to consult with the Municipality with respect to the use and disposition of Crown lands within the Municipality. Also, the Department of Fisheries and Oceans and the Lakehead Region Conservation Authority are responsible for fish habitat areas.

2.13.2 Authorization for occupation or use of Crown lands is required from the Ministry of Natural Resources.

2.13.3 The Municipality recognizes that resource management activities on Crown lands and waters are desirable for environmental, social and economic reasons. Resource management activities shall be conducted in accordance with the standards and guidelines established by the Province.

2.14 WAYSIDE PITS AND QUARRIES

2.14.1 A wayside pit or wayside quarry means a temporary pit or quarry opened and used by a public road authority or its agent, solely for the purposes of a particular road project or contract of road construction or maintenance. Accessory aggregate processing operations such as crushing, screening, washing and stockpiling of aggregate product are also considered to be permitted uses in a wayside pit or quarry.

2.14.2 Wayside pits and quarries are permitted throughout the Municipality except for the following:

- (a) within 120 metres of a neighbouring residence or dwelling; ~~and~~
- (b) within areas designated as either Environmental Protection or Watershed Reserve; ~~and~~
- (c) within Natural Heritage Features.

2.14.3 No aggregate processing equipment or wayside pit or quarry shall operate in the Municipality of Neebing unless there is a valid Environmental Compliance Approval under the Environmental Protection Act and location approval has been issued by the Ministry of the Environment.

2.14.4 The opening of wayside pits and quarries shall be permitted without an amendment to this Plan or the Zoning By-law.

2.14.5 The Ministry of Transportation shall ensure that wayside pits and quarries used for its purposes are rehabilitated.

2.15 PORTABLE ASPHALT PLANTS AND/OR PORTABLE CONCRETE PLANTS

2.15.1 A portable asphalt plant means a facility with equipment designed to heat and dry aggregate and to mix aggregate with bituminous asphalt to produce asphalt paving material, and includes stockpiling and storage of bulk materials used in the process. A portable asphalt plant is not of permanent construction, but is designed to be dismantled and moved to another location as required.

A portable concrete plant means a facility with equipment designed to produce concrete paving material, and includes stockpiling and storage of bulk materials used in the process. A portable concrete plant is not of permanent construction, but is designed to be dismantled and moved to another location as required.

2.15.2 Portable asphalt plants and/or portable concrete plants used by a public road authority or their agents, shall be permitted throughout the Municipality, subject to the approval of the Ministry of the Environment, except for the following locations:

- (a) within 120 metres of a neighbouring existing residence or dwelling; ~~and~~
- (b) within areas designated as Use Limitation, Environmental Protection or Watershed Reserve; ~~and~~
- (c) ~~within Natural Heritage Features.~~

2.15.3 Portable asphalt plants and/or portable concrete plants are permitted without an amendment to this Plan or the Zoning By-law.

2.15.4 No portable asphalt plant and/or portable concrete plant shall operate in the Municipality of Neebing unless there is a valid Environmental Compliance Approval under the Environmental Protection Act and location approval has been issued by the Ministry of the Environment.

2.15.5 Portable asphalt plants and/or portable concrete plants shall be removed from the site and the site rehabilitated upon completion of the road project.

2.16 SERVICING

2.16.1 Municipal water and sanitary sewer distribution and treatment systems are not available to the residents or business community of Neebing and the provision of such services are not contemplated over the life of this Plan. The principle means of servicing development in Neebing will continue to be by private individual water and septic disposal systems.

2.16.2 The Municipality ~~shall will~~ not accept ownership or responsibility for the operation or maintenance of communal water and sewage systems.

2.17 DRAINAGE

- 2.17.1 The management and removal of storm water is the responsibility of the property owner and must be managed to the satisfaction of the Province, the Lakehead Region Conservation Authority and the Municipality in accordance with the Ontario Water Resources Act, if applicable. [Reference should also be made to MECP's Stormwater Management Planning and Design manual \(2003\), and/or any other provincial documents listed in Schedule 1.9.](#) In addition, the management and removal of storm water on properties adjacent to provincial highways requires the approval of the Ministry of Transportation. Where required under the federal Fisheries Act, the Department of Fisheries and Oceans should be consulted prior to the approval for those storm water management systems that discharge directly to streams, rivers and lakes with fisheries resources.
- 2.17.2 A storm water drainage report or other water quality assessment which demonstrates that the function and quality of existing watercourses and the quantity and quality of ground water resources is not adversely impacted will be required prior to approving development which impacts on these resources. Where adverse impacts are anticipated, mitigative measures during and after construction to control sedimentation, erosion and flooding will be required. The direct discharge of storm water to water bodies should be avoided where possible.

2.18 ENVIRONMENTAL PROTECTION

- 2.18.1 No development shall be permitted that results in the unacceptable degradation of the quality and integrity of natural heritage features and areas including air, water, land and plant and animal life. Where the quality and integrity of natural heritage features and areas has been diminished to an unacceptable level, the Municipality shall encourage its restoration or remediation to healthy conditions. Development that results in harmful alteration, disruption or destruction of fish habitats shall not be permitted, unless approval has been obtained from the Department of Fisheries and Oceans.
- 2.18.2 Ground water resources are used as a source of potable water supply and as such no development shall be permitted that results in the unacceptable degradation of ground water resources.

2.19 LAND USE COMPATIBILITY

- 2.19.1 As much as possible land use conflicts should be avoided. The encroachment of sensitive land uses and industrial uses on one another is discouraged. Buffering and separation distances in accordance with the Ministry of the Environment's guidelines shall be incorporated between sensitive and industrial uses to minimize potential adverse effects, such as noise, odour, vibration, particulate and other contaminants.
- 2.19.2 The Ministry of the Environment publishes guidelines relating to land use compatibility in various circumstances. A list of relevant publications is in Schedule 1.9 to this Official Plan. The Municipality will make use of the guidelines in assessing development proposals, and, accordingly, proponents are advised to review them.

2.20 CLIMATE CHANGE ADAPTATION

- 2.20.1 Globally, nationally, provincially and locally, the world is attempting to combat global warming which is causing significant climate change and increased risks for natural disasters. The Municipality of Neebing will encourage development that accommodates measures to adapt to climate change, mitigate natural disaster risks and reduce greenhouse gas emissions.
- 2.20.2 Builders will be encouraged to incorporate “FireSmart®” designs into building construction plans. FireSmart® building construction includes choosing fire-resistant roofing material; using spark arresters in wood burning appliances; using tempered glass, double-paned or thermal windows; and screening deck and crawl spaces with fire-resistant materials. Sprinkler systems for fire suppression will be recommended.
- 2.20.3 Developers will be encouraged to incorporate stormwater management **best** practices into site plans.
- 2.20.4 Builders will be encouraged to implement construction and heating methods that reduce or eliminate greenhouse gas emissions. Geothermal energy, and site-providing solar or wind generated energy heating and electrical systems will be recommended.
- 2.20.5 The Municipality may consider preparing a Climate Change Mitigation/Adaptation Plan in collaboration with other orders of government.
- 2.20.6 Developers are advised that Neebing is not a willing host community for the development of industrial wind turbines. Neebing supports development to create alternative energy from wind (or other sources) for the purposes of servicing a home or business on the same site as the wind mill, but will not willingly support high volume energy production from wind for commercial and/or industrial purposes.

SECTION 3 - DEVELOPMENT CONSTRAINTS

3.1 GENERAL

- 3.1.1 Certain land use development constraints have been identified on Schedules “B” through “F” and should be read in conjunction with the policies of this Plan. In certain circumstances, new development is to be protected from impacts of an identified development constraint, while in other circumstances the sensitive nature of an identified development constraint is to be protected from potential adverse impacts from new development.

3.2 SENSITIVE AREAS

- 3.2.1 Sensitive areas are natural heritage features and areas that may be impacted by development and have been identified for natural and ecological functions and include such areas as wetlands, wildlife and fish habitat areas, sites with rare and endangered plant, animal or fish species and areas of natural and scientific interest

and value for protection for study and education. Sensitive areas are placed in the Environmental Protection designation and new sensitive areas, when identified, will also be placed in the Environmental Protection designation, by an amendment to this Plan. In addition, sensitive areas will be placed in a separate zone category in the Zoning By-law.

- 3.2.2 Significant portions of the habitat of endangered and threatened species will be identified through consultation with the province. Development and site alteration will not be permitted within these areas.
- 3.2.3 Council recognizes the value of, and supports the protection of, Areas of Natural and Scientific Interest recognized by the Province. The Province has identified four Areas of Natural and Scientific Interest, which are depicted on the map schedules to this Official Plan. They are:
- i. Russel Point-Minong Foreland (see Schedule B);
 - ii. Spar Island (see Schedule C);
 - iii. Pearson Township Wetland (see Schedule E); and
 - iv. Squaretop Mountain Maple Stand (see Schedule B).

Russel Point-Minong Foreland is located in geographic Blake Township, and marked on Schedule B. It comprises 39.4 hectares, and contains a section of raised cobble beaches at the base of a diabase mesa that formed part of the shoreline of glacial Lake Minong. Russell Point is a small promontory on the northeast shore of Lake Superior. The ANSI is located 500 meters inland from the point.

Spar Island is located in geographic Crooks Township, 4 kilometers off shore in Lake Superior. It is marked on Schedule C. The island shows well exposed dikes of the Pine River-Mount Mollie Gabbro Unit, an important mafic intrusion, as well as other geological features. In addition to earth science features, several plant species of arctic-alpine affinity grow along the shoreline.

The Pearson Township Wetland is located in geographic Pearson Township, between Lots 4 and 8 and Concessions 1, 2 and 3. It is illustrated on Schedule E. It comprises 766.4 hectares, and contains several representative wetland vegetation types, including black spruce, willow/alder, sedge, cattails and low shrubs. It is a main headwater area for the Pine River.

The Squaretop Mountain Maple stand is located in geographic Blake Township and illustrated on Schedule B. Comprised of 260 hectares, this site contains one of the largest existing stands of sugar maple in northwestern Ontario. There are other southern floral elements, as well as cliff flora present as well. The majority of the ANSI is located in a ravine between Squaretop Mountain and Mount McQuaid.

No development or site alteration is permitted on the land containing an Area of Natural and Scientific Interest, or on lands within 120 meters of these lands, unless it can be demonstrated to Council's satisfaction that there will be no negative impacts on these features or their ecological functions.

In order to demonstrate this, an assessment of potential impacts to the Area of Natural and Scientific Interest will need to be conducted by a qualified professional.

Where the Province identifies, and so advises the Corporation, any other Areas of Natural and Scientific Interest within Neebing, same will be identified on the schedules to this Official Plan, and will be subject to the restrictions in this section, without formal amendment of the Official Plan.

- 3.2.4 With the exception of significant portions of habitat areas of endangered and threatened species, development may be permitted in sensitive areas or adjacent to sensitive areas subject to an amendment to the Official Plan and Zoning By-law and provided it is demonstrated that there will be no negative impact on the natural or ecological function of the natural feature in accordance with the criteria set out in Policy 4.6.5. Possible mitigative measures that may be required to protect against negative impact are subject to the approval of the Municipality. Development that results in harmful alteration, disruptions or destruction of fish habitats shall not be permitted, unless approval has been obtained from the Department of Fisheries and Oceans.

Areas adjacent to sensitive areas shall include lands within 120 metres of wetlands, and lands within 30 metres of watercourses and water bodies. For the habitat of endangered and threatened species, adjacent lands shall be defined in consultation with the Province, and shall generally include lands within 50 metres of significant portions of the habitat of endangered and threatened species; however, greater or lesser distances for adjacent land widths may be defined based on site and species-specific considerations.

- 3.2.5 New utilities/facilities and infrastructure should be located outside of or beyond the limits of sensitive areas.

3.3 USE LIMITATION AREAS

- 3.3.1 Use limitation areas are those areas that have some form of restriction or hazard to development due to physical characteristics of the area, such as steep slopes, erosion susceptibility, floodways of creeks, streams and rivers, unstable soils or any other such physical condition that would pose a risk of loss of life, property damage or social disruption.
- 3.3.2 Use limitation areas will be identified in the Zoning By-law and any development within an area identified as Use Limitation will require an approval from the Lakehead Region Conservation Authority except for agriculture, conservation, forestry management, mineral exploration, wildlife management, passive recreational uses, public utilities and infrastructure which are permitted in Use Limitation areas.
- 3.3.4 Any development which involves the channelization, diversion, damming, walling and dredging of a natural watercourse, or the installation of a culvert, causeway or dock in a natural watercourse, or any work below the high water mark, is subject to the approval of the Ministry of Natural Resources and/or Lakehead Region Conservation Authority. Approval of the federal Department of Fisheries and Oceans may also be required and the Lakehead Region Conservation Authority as its agent, should be consulted prior to approval being given.

- 3.3.5 Development, other than agriculture, conservation, forestry management, mineral exploration, public utilities, wildlife management, passive recreational uses and infrastructure, shall not be permitted in a Use Limitation area unless it can be demonstrated that the potential hazard for which the area has been identified will not result in public health, safety or potential property damage, that no new hazards are created or existing hazards aggravated, and no adverse environmental impacts will result from the development to the satisfaction of the Province/Lakehead Region Conservation Authority and the Municipality.
- 3.3.6 The erection and/or construction of buildings or structures, or additions to buildings or structures, or the placement or removal of fill material within 30 meters of, or adjacent to, any inland watercourse shall only be permitted provided appropriate site mitigation against any natural hazard has occurred and there is no danger to public safety, public health or property damage to the satisfaction of the Province and/or Lakehead Region Conservation Authority and the Municipality of Neebing.
- 3.3.7 Existing uses shall be recognized despite the natural hazardous characteristics of the land. Expansions to such uses will, however, be discouraged unless they are in conformity with the following:
- (a) reconstruction and/or minor alterations to existing buildings or structures are approved by the Province and/or Lakehead Region Conservation Authority; and
 - (b) additions or extensions which are not likely to incur significant flood damage or will not result in impediments to flow or floodwater storage, which are approved by the Province and/or Lakehead Region Conservation Authority.

3.4 ARCHAEOLOGICAL AND CULTURAL HERITAGE RESOURCES

- 3.4.1 The Municipality recognizes that there may be archaeological sites of Indigenous and Euro Canadian remnants of prehistoric and early historic habitation within the Municipal boundaries, areas of archaeological potential, cemeteries and burials, buildings and structural remains including cultural heritage landscapes and areas and viewsheds of cultural heritage value or interest of historical and architectural value, heritage landscapes and areas of historic and scenic interest. The Municipality of Neebing encourages the identification, conservation, protection and rehabilitation of archaeological and Cultural Heritage Resources, as well as encourages and fosters public awareness, participation and involvement in the conservation of these resources. There is likely the potential for archaeological resources within 120 meters of along the shoreline of primary lakes and rivers, or within areas having favourable physiographical and cultural characteristics such as pockets of sandy soils, raised topography, or unusual landforms, known significant heritage areas, such as portage routes or places of past settlements.

Section 4.4.6 addresses development of shorelines and protection of Cultural Heritage Resources.

- 3.4.2 Development proposed in known areas of archaeological potential shall be assessed by a consultant archaeologist licensed under the Ontario Heritage Act to determine the nature and extent of the resource prior to development approval being granted.

Any archaeological assessment report conducted by a licensed archaeologist must be in compliance with the 2011 Standards and Guidelines for Consultant Archaeologists, as well as the terms and conditions of an archaeological licence under the Ontario Heritage Act.

Any alterations to known archaeological sites shall only be performed by licensed archaeologists.

- 3.4.3 Should an archaeological assessment determine that significant archaeological resources are present on a site, the resource shall be documented and conserved to the satisfaction of the Province through excavation or on-site preservation, prior to final approval of the development proposal. A zoning by-law protecting the identified archaeological resource may be considered by Council.
- 3.4.4 The Ontario Heritage Act may be utilized to conserve, protect and enhance any identified Cultural Heritage Resources in the Municipality. Council may by by-law designate under the Ontario Heritage Act, for protection and conservation, individual properties (Part IV) and/or heritage conservation districts (Part V) of historic and/or architectural cultural heritage value or interest.
- 3.4.5 A Municipal Heritage Committee may be established under the Ontario Heritage Act to advise and assist Council on matters related to Parts IV and V of the Act and on other matters of cultural heritage conservation.
- 3.4.6 Council shall consult with the appropriate government agencies, including the Ministry of Tourism, Culture and Sport Recreation and the Ministry of Consumer and Commercial Relations when an identified human cemetery, including a marked or unmarked human burial, is affected by land use development. The Municipality shall require an archaeological assessment by a licensed consultant archaeologist when a known or suspected cemetery or burial site is affected by development. The provisions of the Ontario Heritage Act and the Funeral, Burial and Cremation Services Act shall apply.
- 3.4.7 The Municipality of Neebing shall have regard for Cultural Heritage Resources in the undertaking of municipal public works when developing land or properties owned by the Municipality, or any similar municipal undertaking causing impact. Where necessary, Council will require satisfactory measures such as archaeological or cultural heritage assessments to mitigate any negative impacts on significant heritage resources. In attaining its goal for establishing a barrier-free environment to municipally-owned property, the Municipality shall try to provide access solutions in a manner that respects the cultural heritage value or interest of a protected property. The Municipality recognizes that standardized designs may not always suffice and that each heritage property will require unique accessibility plans to make sure that alterations do not adversely affect the heritage attributes. The Municipality will encourage this practice for privately-owned heritage buildings that are open to, and used by, the public.

Where necessary, Council will require satisfactory measures such as archaeological or cultural heritage assessments to mitigate any negative impacts on significant heritage resources.

- 3.4.8 Retrofits for achieving energy efficiency will only be undertaken in a heritage building where it is demonstrated that retrofitting can be accomplished without compromising the heritage integrity of the building.

3.5 FORESTRY

- 3.5.1 Forest resources provide a significant economic, social and environmental benefit in the forms of:
- (a) income from forest products;
 - (b) recreation;
 - (c) education;
 - (d) soil and water conservation;
 - (e) wildlife habitat;
 - (f) buffers between land uses; and
 - (g) natural amenities.
- 3.5.2 Property owners are encouraged to ensure that forest resources on their property are properly managed. Information and assistance on the management of forest resources may be available from the Ministry of Natural Resources.
- 3.5.3 The maintenance of forest cover along river and stream banks is encouraged and reforestation in areas where forest resources have been depleted is encouraged.
- 3.5.4 Certain areas of the Municipality are highly susceptible to damage caused by forest, brush and/or grass fires. Forest fire prevention and hazard reduction activities are desirable for environmental, economic and social reasons.
- 3.5.5 Development of land adjacent to or within high fire risk areas should incorporate design measures and construction techniques which will minimize damage resulting from a forest, brush or grass fire. Such measures may include identifying access and escape routes, layout of fire breaks and building and property maintenance.

3.6 AGGREGATE RESOURCE AREAS

- 3.6.1 [New aggregate sites \(pits and quarries\) require licenses/permits and the related requirements as authorized by the MNRF under the authority of the Aggregate Resources Act.](#)
- 3.6.2 Located throughout the Municipality are local aggregate extractive sites which provide a local source of aggregate. Existing aggregate operations shall be protected from incompatible land uses.
- 3.6.3 Development [adjacent to within 1000 meters of](#) existing aggregate operations will [not be permitted provided unless studies demonstrate](#) that the development does not restrict access to the resource. If access to the resource is restricted as a result of development, the development may be permitted provided that [studies demonstrate](#):
- (a) the use of the resource is not feasible; or
 - (b) the development or use serves a greater long term public interest; and
 - (c) issues of public health, safety and environmental impact are addressed.

Reference should also be made to the Province's D-6 Series Guidelines, and/or any other provincial documents listed in Schedule 1.9.

- 3.6.4 The use of aggregate processing equipment such as crushers and screening plants requires an Environmental Compliance Approval and location approval from the Ministry of the Environment.
- 3.6.5 Council shall encourage the conservation of archaeological and cultural heritage resources when considering applications to establish or expand aggregate operations, and the mitigation of any impacts to these resources.
- 3.6.6 Progressive and final rehabilitation shall be required to accommodate subsequent land uses, to promote land use compatibility, to recognize the interim nature of extraction, and to mitigate negative impacts to the extent possible. Final rehabilitation shall take surrounding land use and approved land use designations into consideration. Comprehensive rehabilitation planning is encouraged where there is a concentration of mineral aggregate operations.

3.7 AREA OF MINERAL RESOURCE POTENTIAL

- 3.7.1 The majority of the Municipality has been identified as an area of mineral resource potential as shown on Schedule "A". Development of land that does not restrict access to an identified resource or the establishment of a new mining operation is permitted in areas of mineral resource potential.
- 3.7.2 Mineral mining operations will be protected from activities that would preclude or hinder their expansion, continued use or which would be incompatible for reasons of public health, safety and environmental impact.
- 3.7.3 Rehabilitation of mineral extractive sites will be required after extraction and other related activities have ceased to the satisfaction of the Province and the Municipality. Mine closure plans shall be submitted to the Municipality for input.
- 3.7.4 When considering new operations, or the expansion of existing operations, the Municipality will require the proponent to provide satisfactory measures to mitigate any negative impacts on Cultural Heritage Resources.

3.8 MINE HAZARDS

- 3.8.1 Development in proximity to the mine hazards shall be prohibited unless access or development is required to remediate a specific mine hazard. Once an existing mine hazard has been rehabilitated to the satisfaction of the Province, development in proximity to the mine hazard may be permitted in accordance with the policies of the Official Plan and the Zoning By-law.

In these areas, un-rehabilitated mine hazards such as mine shafts and tunnels may exist. Known mine hazards are shown on Schedule "A" and are as provided by the Ministry of [Energy](#), Northern Development and Mines from the Abandoned Mines Information System database. The Ministry of [Energy](#) Northern Development and

Mines notes that the information in the database is compiled from various sources, and it makes no representation that the information in the database is accurate or complete.

When considering development within 1 kilometre of a known mine hazard, the Municipality will consult with the Mines and Minerals Division of the Ministry of Northern Development and Mines so that details of the hazard and any requirements for rehabilitation under the Mining Act can be provided.

- 3.8.2 Progressive rehabilitation is required for any mine hazard in accordance with the requirements of the Province and input from the Municipality.

3.9 CONTAMINATED SITES

- 3.9.1 Prior to approving development on lands that have been contaminated by previous uses, a Record of Site Condition shall be prepared by a qualified consultant, in accordance with the Ministry of the Environment guidelines, which identifies the extent of the contamination and summarizes information about the site, including the site condition to be achieved through restoration. Any site restoration works required to remediate the site shall be undertaken in accordance with the Ministry of the Environment's requirements and standards.

- 3.9.2 Lands that have been contaminated by previous uses will be placed in a holding zone. The holding symbol shall be lifted and the lands zoned for its designated use once the site has been remediated to [Ministry of Environment, Conservation and Parks' standards acceptable conditions](#) for the new use.

3.10 WASTE DISPOSAL SITES

- 3.10.1 Development shall be prohibited on all waste disposal sites located in the Municipality, including closed sites. Waste disposal sites are considered an industrial use and have been identified as a land use constraint on Schedules "B" through "F".
- 3.10.2 Development proposed within 500 metres of an existing or closed waste disposal cell shall not be approved under a plan of subdivision, consent or building permit unless it can be demonstrated that there is no evidence of leachate, methane gas migration or other contaminants present in the soils or ground water supply to the satisfaction of the Ministry of Environment [Conservation and Parks](#) and the Municipality of Neebing.
- 3.10.3 The current waste disposal sites in the Municipality were historically estimated to have approximately 20 years of capacity available as at 2008. This [has proven to be incorrect will be reviewed through engineering studies in 2017. Applications for expansion to the Municipality's two waste disposal sites are underway.](#) Planning for a new site or [for further](#) expansion to the existing site(s) should commence 5 years prior to the current capacity being exhausted and in accordance with the Class Environmental Assessment requirements under the Environmental Assessment Act.

SECTION 4 - LAND USE POLICIES

4.1 GENERAL

- 4.1.1 Land use designations have been established for Municipality of Neebing. The Land Use Plan as detailed on Schedules "A" through "F" illustrate the land use designations. Schedules "A" through "F" should be read together in conjunction with the policies of this Plan.
- 4.1.2 The intent of this section of the Plan is to promote the optimum land use function by minimizing land use conflicts and providing an attractive development pattern consistent with existing land uses and economic development of the Municipality.
- 4.1.3 Ontario has embarked on a mission to create a barrier-free environment by the year 2025. The Municipality will encourage and support development that is barrier-free.

4.2 AGRICULTURAL AREA

- 4.2.1 It is the objective of the Agricultural area:
- (a) to encourage the preservation of agricultural lands for agricultural purposes;
 - (b) to direct non-farm uses to the Rural or Lakefront Residential areas;
 - (c) to minimize the impact of non-farm uses on agricultural operations;
 - (d) to protect and enhance the natural amenities, character and lifestyle of the agricultural area; ~~and~~
 - (e) to encourage the growth of the agribusiness and agri-tourism industries in appropriate locations; ~~and~~
 - (f) ~~to promote and protect normal farm practices in accordance with provincial standards.~~

Permitted Uses

- 4.2.2 Permitted uses in the Agricultural area include:
- (a) agricultural uses such as the growing of crops, raising of livestock and other animals for food or fur, including buffalo, caribou, fish, etc., greenhouse operations, horticulture, ~~apiaries, agro-forestry, maple syrup and associated on-farm buildings and structures, including livestock facilities, manure storages, value-retaining facilities~~ and farm related residential uses;
 - (b) ~~on-farm diversified uses that are agricultural uses~~ secondary to the principle agricultural use of the property and are limited in area ~~farming operations~~, such as home occupations, home industries, agri-tourism and uses that produce value added agricultural products ~~from the farm operation~~; and
 - (c) small ~~scale~~ agriculture-related ~~uses, defined as farm-related~~ commercial and ~~farm-related~~ industrial uses that are ~~directly related to farm~~ ~~required to locate in close proximity to farming~~ operations in the area, support agriculture, benefit from being in close proximity to farm operations, and provide direct products and/or services to farm operations as a primary activity.

- 4.2.3 A site plan agreement pursuant to Section 41 of the Planning Act may be required for agricultural or farm related commercial and industrial uses.
- 4.2.4 Other compatible uses such as forestry, conservation, wildlife management uses and mineral exploration are permitted in the Agricultural area.
- 4.2.5 Aggregate extraction, mining activities and mineral extraction are permitted in Agricultural areas, subject to an amendment to the Zoning By-law, provided the site is rehabilitated so that relatively the same area and the same average soil quality for agriculture is restored, and, in accordance with the provisions of Section 4.3.33 for aggregate extraction and Section 4.3.36 for mining activities and mineral extraction.

Agricultural Development

- 4.2.6 Agricultural parcels and farm operations shall be maintained in units which are large enough to maintain flexibility to adapt to changing economic conditions of the agricultural industry.
- 4.2.7 Development within the Agricultural area shall not conflict with existing livestock operations and must comply with the Minimum Distance Separation [Formulae I criteria](#), as amended from time to time. New and/or expansions to existing livestock operations shall comply with the Minimum Distance Separation [Formulae II criteria](#), as amended from time to time.
- 4.2.8 Permanent or portable farm help houses may be permitted for farm help where the size and/or nature of the farming operation makes the employment of such help necessary and where these additional dwellings do not have significant negative effect on the tillable area of the farm or its viability. Farm help houses shall be constructed/erected in close proximity to the principal farm buildings so that the farm help house is considered to be an integral part of the farming operation. The farm help house may share services with the principle residence provided clearance is obtained from the Thunder Bay District Health Unit that the septic system serving the principal residence has adequate capacity to accommodate the farm help house. A farm help house shall not be constructed/erected with the intention of severing it from the farming operation in the future.
- 4.2.9 Consents involving agricultural lands are generally discouraged and shall be permitted provided:
- (a) the severed and retained lots are intended for agricultural use and are of a size appropriate for the agricultural use, [the types of agricultural uses common in the area and are sufficiently large to maintain flexibility for future changes in the type or size of agricultural operations](#);
 - (b) the consent is for an agricultural-related use; [and](#)
 - (c) the consent is for a residence surplus to a farming operation as a result of farm consolidation, [provided that](#);
 - i) [the new lot is limited to a minimum size needed to accommodate the use and appropriate sewage and water services](#); and
 - ii) [no new residential dwellings are permitted on any remnant parcel of](#)

- farmland created by the severance.
- (d) ~~the consent is for a retirement lot for the farmer who is retiring from active working life and has been farming on or before January 1, 1994 and has owned and operated the farm for a substantial number of years.~~

~~4.2.10 Lots created for residential uses in the Agricultural area shall be of a size large enough to accommodate the residence, plus on-site individual water and septic disposal systems and should be located in such a way to avoid the most productive portion of the farm and be in accordance with the Minimum Distance Separation Formulae I criteria.~~

4.2.10 A storm water drainage report or other water quality assessment which demonstrates that the function and quality of existing watercourses and the quantity and quality of surface water resources are not adversely impacted may be required prior to the expansion of agricultural uses or an increase in their intensity. Where adverse impacts are anticipated, mitigative measures to control sedimentation, erosion and flooding will be required. The direct discharge of storm water to water bodies should be avoided.

4.3 RURAL AREA

4.3.1 It is the intent of this Plan to maintain the rural character and environment of the Rural area of the Municipality of Neebing while at the same time promoting the Rural area for recreation and tourism related activities and uses. The Municipality is capable of supporting development that is resource and non-resource based. It is not realistic to attempt to precisely define where these uses may best occur. Rather, a general Rural land use designation in which these uses can be accommodated in accordance with the specific policies of this Plan and through the implementation of the Zoning By-law and zoning amendments, would allow flexibility in determining the appropriate uses of land.

4.3.2 The Rural area is characterized as a low density, multi-purpose area in which a variety of land uses can be accommodated in a compatible manner consistent with the rural character of the Municipality.

Permitted Uses

4.3.3 Permitted uses in the Rural area include rural residential dwellings, agricultural uses, ~~agriculture-related uses, on-farm diversified uses~~, hobby farms, institutional uses, recreational and open space uses, tourist and general commercial uses, and industrial uses including extraction of peat for horticulture or fuel purposes. It is also the intent of the Rural designation to permit and encourage such rural uses as forestry, aggregate extraction, mining and mineral exploration, trapping, resource management and conservation uses.

4.3.4 It is the intent of the Rural land use designation to:

- (a) maintain the low density rural character of the Municipality;
- (b) provide flexibility by permitting a variety of land uses; ~~and~~
- (c) to allow development of natural resources and economic activities in a

- manner compatible with the rural character which balances protection of natural resources with the need for economic diversification; and
- (d) to promote and protect normal farm practices in accordance with provincial standards.

4.3.5 While land in the Rural designation may be developed for a variety of uses, regard shall be given to guard against development being incompatible with surrounding land uses and appropriate for the site before development approval is given.

Rural Residential Development

- 4.3.6 Rural residential uses shall be permitted in the Rural designation on existing lots of record and on lots created through the consent and subdivision process in accordance with the policies of this Plan (Section 2.2) and provided that the requirements set out in the lettered paragraphs of this Section 4.3.6 are met.
- (a) New lots for rural residential uses must have a minimum area necessary for the use permitted and the installation of a private water supply and sanitary sewage disposal system approved by the Thunder Bay District Health Unit or designated authority. The site conditions must be suitable for the long-term provisions of such services with no negative impacts. However, No new residential lot shall be smaller than 1.0 hectare.
- (b) New rural residential uses should be a reasonable distance from, and oriented away from industrial uses to minimize the adverse effects of odour, dust, noise, vibration and other contaminants. The Ministry of the Environment may be consulted to obtain input with respect to separation distances and buffering requirements for residential development adjacent to industrial uses. Reference should also be made to the Province's D-Series Guidelines, and/or any other provincial documents listed in Schedule 1.9.
- (c) New rural residential uses should not conflict with existing agricultural operations and will comply with the Minimum Distance Separation Formulae Criteria I, as amended from time to time.
- 4.3.7 The permitted residential uses in the Rural area in addition to single detached residential uses include boarding or lodging houses, bed and breakfast establishments, group homes, and garden suites. In addition, home occupations, and home industries may also be permitted and will be evaluated based on their compatibility in terms of scale, design and fit with the physical character of the rural environment.
- 4.3.8 Plans of subdivisions for rural residential purposes of more than 5 lots shall require a planning study that addresses the following considerations:
- (a) long term servicing impacts, environmental factors and impact on surrounding land uses;
- (b) whether the scale and design of the development is compatible with the surrounding development and rural character in general;
- (c) whether any necessary infrastructure and public facilities can be provided or are available to service the development in an efficient manner; and
- (d) a water quality/quantity assessment prepared by a qualified consultant, in

accordance with the Ministry of the Environment requirements, which demonstrates that there is adequate water quantity and quality available to meet the domestic requirements of the development.

- 4.3.9 Plans of subdivisions for rural residential purposes within 100 metres of the Highway 61 shall require a noise impact study prepared by a qualified noise engineer that addresses potential land use conflicts resulting from noise associated with Highway traffic and identifies noise control and mitigative measures including site design requirements.

Agricultural Development

- 4.3.10 Agricultural farm parcels and farm operations in the Rural area shall be maintained in units which are large enough to maintain flexibility to adapt to changing economic conditions of the agricultural industry. Farm help houses may be permitted subject to the policies of 4.2.8.
- 4.3.11 Development within the Rural area shall not conflict with existing livestock operations and must comply with the Minimum Distance Separation [Formulae I criteria](#) as amended from time to time. New and/or expansions to existing livestock operations shall comply with the Minimum Distance Separation [Formulae II criteria](#), as amended from time to time.
- 4.3.12 Hobby farms generally consist of smaller parcels of land than an agricultural operation and are not the principal source of income for the owner. Farm help houses are not permitted for hobby farms.

Commercial Development

- 4.3.13 Commercial uses providing convenience or retail services, highway commercial uses, recreational commercial uses, tourism commercial uses and retail and personal business services may be permitted in the Rural area provided that:
- (a) the size and scale of use is compatible with the surrounding rural environment and there is no adverse impact on the amenity and character of the rural environment;
 - (b) buffering and separation distances to the satisfaction of the Municipality are provided where a commercial use is located adjacent to a residential or recreational use;
 - (c) parking is provided in accordance with the Zoning By-law; and
 - (d) a site plan agreement pursuant to Section 41 of the [Planning Act](#) may be required.

Commercial development is encouraged at the intersections of primary transportation corridors

- 4.3.14 Commercial uses shall be regulated by separate zone categories in the Zoning By-law. The Zoning By-law shall require increased side yard and rear yard setbacks and/or appropriate landscaping and buffering provisions between commercial uses and residential or institutional uses.

- 4.3.15 New commercial uses should not conflict with existing agricultural operations and will comply with the Minimum Distance Separation [Formulae Criteria I](#), as amended from time to time.
- 4.3.16 When considering an application to establish a commercial use or uses, the Municipality shall have regard for the following:
- (a) the compatibility of the proposed use with the surrounding area;
 - (b) the physical suitability of the site for the proposed use;
 - (c) the adequacy of the street system to accommodate access and traffic generated from the proposed commercial use;
 - (d) the convenience and accessibility of the site for both pedestrian and vehicular traffic; and
 - (e) the adequacy of utilities and on-site servicing considerations.
- 4.3.17 The design of commercial uses shall be compatible with the character of the surrounding area. The following design criteria should be given consideration to the development and redevelopment of all commercial lands:
- (a) the provision of landscaped areas that provide a buffer and screening to adjacent residential and institutional uses;
 - (b) open storage of goods and materials be permitted in accordance with the provisions of the Zoning By-law;
 - (c) loading and unloading areas shall be provided off-street and in the rear or side yard where possible; and
 - (d) off-street parking facilities be provided in accordance with the provisions of the Zoning By-law.
- 4.3.18 Tourist commercial uses such as hotels, lodges, commercial recreational facilities, marinas and similar type of uses are permitted as a means to encourage the expansion of the tourism industry in the Municipality. These uses shall be permitted subject to the criteria established in Policy 4.3.17 and provided there is no adverse impact on the surrounding properties relating to traffic, noise, intensity of use or environmental considerations.
- 4.3.19 Commercial uses along Highway 61 shall be developed in an attractive manner to provide a positive statement to the Municipality and open storage may be permitted provided the storage areas will not detract from the character of the area.
- 4.3.20 Automobile traffic and off-street parking are also a major design consideration for commercial development along Highway 61. Where appropriate, service roads and joint entrances between commercial uses shall be encouraged to minimize traffic conflicts.
- 4.3.21 For those uses that provide for the storage or use of fuel products, a hydro geotechnical assessment may be required to address such matters as the potential for ground water contamination and leachate from fuel storage facilities.
- 4.3.22 Accessory residential uses to a commercial use may be permitted for a caretaker,

employee or proprietor of the commercial use, subject to the following criteria:

- (a) the residential use shall not detract from the prime function of the commercial use;
- (b) an amenity area shall be provided for the residential use and shall be separate from any public amenity area provided in conjunction with the commercial use; and
- (c) parking shall be provided for the residential use in addition to the requirements for the commercial use as determined in the Zoning By-law.

Industrial Development

- 4.3.23 Industrial development in the Rural area will generally be for dry industrial uses which use water for domestic purposes only and which result in the production of domestic sewage only. Domestic sewage does not include plant or chemical effluent used in a manufacturing process. Other industrial uses that provide their own water supply and effluent treatment will be permitted subject to [an Environmental Compliance Approval approved from approved by](#) the Ministry of the Environment Conservation and Parks.
- 4.3.24 Industrial uses that may be permitted in the Rural area include dry manufacturing, assembling, fabricating, servicing, storage of goods and raw materials, warehousing, wholesaling and service sector industries including transportation, communication, government services and waste disposal facilities. In addition, industrial uses related to a natural resource such as mineral exploration, mining, mineral aggregate resource extraction operations, forestry industries and peat extraction are permitted. Commercial hydro electric generating facilities may be permitted subject to an amendment to this Plan and the Zoning By-law. That restriction does not apply to individual residential hydro generation facilities for provision of electricity consumed on site.
- 4.3.25 Uses that are incidental to or associated with an industrial use, such as retailing or wholesaling, may be permitted. Also, an accessory residential dwelling may be permitted for the owner or employee or the industrial use provided that the dwelling is not severed from the industrial use.
- 4.3.26 Industrial uses shall have regard for the proximity of residential uses or other sensitive land uses, exposure to major roadways and the degree to which the industrial use affects the physical and aesthetic characteristics of the rural environment.
- 4.3.27 It is the intent to permit industrial development to expand the Municipality's industrial base to provide for improved employment opportunities within the Municipality, [to revitalize existing industrial areas, to improve their appearance and function and to enhance opportunities to attract new businesses or expansions to existing businesses, while adhering to Ministry of the Environment, Conservation and Parks guidelines regarding brownfields developments.](#)
- 4.3.28 Industrial uses may be subject to site plan control pursuant to Section 41 of the

Planning Act.

- 4.3.29 The Zoning By-law shall regulate industrial uses through the establishment of appropriate industrial zone categories and shall address among other matters the need for a compatible environment for industries free from interference and restriction by other uses and the protection of adjacent uses from the effects of industry.

Reference must be given to the Province's D-6 Series minimum distances, and/or any other provincial documents listed in Schedule 1.9 which only apply after a study has been completed to confirm them, otherwise the maximum distances apply.

- 4.3.30 Wherever industries abut residential, institutional, recreational or other similar uses, adequate buffering will be required by measures such as landscaping, plantings, fencing and separation distances in order to minimize the impact of the industrial activity including visual appearance. Buffering and separation distances shall be in accordance with the Ministry of the Environment guidelines and to the satisfaction of the Municipality.

Reference must be given to the Province's D-6 Series minimum distances, and/or any other provincial documents listed in Schedule 1.9 which only apply after a study has been completed to confirm them, otherwise the maximum distances apply.

- 4.3.31 Industrial uses which are exposed to Highway 61 shall be developed in an attractive manner to provide a positive statement to the Municipality. To achieve this, building and site design should have consideration of the following design standards:

- (a) open storage may be permitted provided the storage areas are screened so that the storage areas will not detract from the intended character of the area;
- (b) off-street parking and loading areas will be provided in accordance with the Zoning By-law;
- (c) all industrial activities will be encouraged to locate within wholly enclosed buildings unless it is essential for an activity to locate outdoors, in which case the industrial use will be suitably screened and buffered from the Highway; and
- (d) development or redevelopment of industrial uses shall comply with the applicable standards ~~of the Ministry of the Environment regarding emissions and requiring noise attenuation barriers, distance separation or setbacks or other measures to maintain acceptable sound levels within residential areas which are consistent with the Ministry of Environment Conservation and Parks' minimum standards for noise and odour.~~

- 4.3.32 For those uses that provide for the storage or use of fuel products, a hydrogeotechnical assessment may be required to address such matters as the potential for ground water contamination and leachate from fuel storage facilities.

- 4.3.33 Aggregate extraction operations shall be permitted in the Rural area provided that it meets the requirements of the lettered paragraphs of this Section 4.3.33.

- (a) The operation must be compatible with surrounding land uses.

- (b) Adequate buffering must be provided.
- ~~(c) A site plan agreement pursuant to Section 41 of the Planning Act is required. The agreement shall address, at a minimum, the following matters:

 - ~~(i) hours of operation;~~
 - ~~(ii) location of proposed buildings, machinery and equipment;~~
 - ~~(iii) setbacks, landscaping and buffering;~~
 - ~~(iv) storm water management;~~
 - ~~(v) existing and anticipated final grades of excavation;~~
 - ~~(vi) access/egress;~~
 - ~~(vii) haulage routes;~~
 - ~~(viii) improvements/maintenance to Municipal roads as a result of increased truck traffic on existing roads; and~~
 - ~~(ix) site rehabilitation.~~~~
- ~~(d) There must be a demonstrated need for additional aggregate extraction operations.~~
- (c) The Ministry of the Environment **Conservation and Parks** must be satisfied with respect to the disposal of liquid wastes, pumping operations and the control of air and noise pollution, among other matters.
- (d) No excavation, building, equipment, machinery or stockpiling of material is allowed:
 - (i) within 120 metres of a lot line of an adjacent lot used for residential, recreational, institutional or commercial purposes;
 - (ii) within 30 metres of any road or road allowance; and
 - (iii) within setbacks from a residence for a quarry with blasting operations which will be determined on a case by case basis.

4.3.34 Aggregate processing operations, such as crushing, screening and washing of aggregate products are considered an accessory use to an aggregate extraction operation and may be permitted provided setbacks for buildings, machinery and equipment from lot lines is determined on a site specific basis in consultation with the Municipality of Neebing and with the Ministry of the Environment **Conservation and Parks** through the issuance of an Environmental Compliance Approval.

4.3.35 Related aggregate industrial uses such as asphalt plants, concrete batching plants and aggregate recycling operations may also be permitted provided they are compatible with adjacent land uses.

4.3.36 Mining operations shall be permitted in the Rural area provided that:

- (a) the operation is compatible with the surrounding land uses;
- (b) adequate buffering is provided;
- (c) a site plan agreement pursuant to Section 41 of the Planning Act is required and such agreement shall address, at a minimum, the following matters:
 - (i) hours of operation;
 - (ii) location of proposed buildings, machinery and equipment;
 - (iii) setbacks, landscaping and buffering;
 - (iv) storm water management;
 - (v) existing and anticipated final grades of excavation;
 - (vi) access/egress;

- (vii) haulage routes;
- (viii) improvements/maintenance to Municipal roads as a result of increased truck traffic on existing roads; and
- (ix) progressive site rehabilitation.

4.3.37 The reuse of industrial land for alternative land uses shall be considered in accordance with the provisions of Policy 3.9.1.

Institutional Development

4.3.38 It is the intent of this Plan to provide for appropriately located public and private institutions that are accessible to the people they serve, while not having an adverse affect on the surrounding area. Permitted institutional uses include government buildings, public service facilities, churches, schools, library, cemetery and other similar uses.

4.3.39 Institutional uses may be permitted in the Rural area in accordance with the following:

- (a) adequate parking is provided;
- (b) adequate buffering is provided where necessary;
- (c) there is no adverse or negative impact on the surrounding rural environment with respect to noise, traffic, parking, etc. and
- (d) an agreement pursuant to Section 41 of the Planning Act may be required.

4.3.40 New institutional uses should not conflict with existing agricultural operations and will comply with the Minimum Distance Separation Criteria I, as amended from time to time.

Recreational and Open Space Development

4.3.41 Recreational and open space uses that may be permitted in the Rural area include active and passive recreational uses, public and private parks, trailer parks and campgrounds, golf courses, playing fields, recreational facilities, swimming facilities, playgrounds, nature trails, ski areas, scenic lookouts, boat launches, picnic areas and wildlife management areas.

4.3.42 Recreational and open space development shall complement the natural environment. Refer to Section 2.4.6 for rules respecting trails as they relate to provincial highways.

4.3.43 New recreational and open space uses should not conflict with existing agricultural operations and will comply with the Minimum Distance Separation [Formulae Criteria I](#), as amended from time to time.

4.3.44 Lands used for public or private recreational purposes may be permitted in accordance with the following provisions:

- (a) development shall only take place in areas suitable for the use taking into

- consideration the location, surrounding uses, water quality, drainage, soil conditions, servicing considerations and, parking and traffic generation;
- (b) the preservation and conservation of those lands which are ecologically sensitive and those areas with scenic qualities be given priority for passive recreational pursuits; and
- (c) a site plan agreement pursuant to Section 41 of the Planning Act may be required.

4.3.45 Small scale commercial uses which are associated with and support the permitted recreational and open space uses may be permitted.

4.3.46 In areas in the vicinity of the Lake Superior shoreline proposed to be used for recreational and open space uses, the Municipality shall cooperate with the Ministry of Natural Resources or other relevant agencies, in their efforts to establish recreational facilities and a functional water oriented open space network.

4.3.47 The Municipality, in the design and development of parks, open space areas and recreational facilities shall encourage accessibility for the physically challenged.

4.4 LAKEFRONT RESIDENTIAL AREA

Permitted Uses

4.4.1 The Lakefront Residential area is primarily a residential area consisting of seasonal or recreational residential uses and permanent year round residential uses with ancillary waterfront open space uses.

4.4.2 The permitted residential uses in the Lakefront Residential area include year round and recreational single detached residential uses and open space recreational uses. Bed and breakfast establishments, garden suites, and home occupations may also be permitted and will be evaluated based on their compatibility in terms of scale, design and fit with the physical character of the lakefront rural environment.

4.4.3 Individual recreational residential uses shall be permitted on existing lots of record provided they can be safely serviced.

4.4.4 Tourist commercial and commercial recreational uses may be permitted on a case by case basis, and provided that:

- (a) the use, and scale and design of the use, is compatible with the surrounding lakefront residential environment;
- (b) adequate buffering and landscaping can be provided between the use and surrounding lakefront residential uses;
- (c) any necessary infrastructure and public facilities can be provided or are available;
- (d) no adverse impacts on the natural environment are anticipated from the use; and
- (e) a water quality/quantity assessment prepared by a qualified consultant, in accordance with the Ministry of the Environment's requirements, which demonstrates that there is adequate water quantity and quality available to

meet the requirements of the use and there is not adverse impact on adjacent lakefront residential uses.

- 4.4.5 When development **within 120 meters of along** the shoreline is being considered, the proponent shall consult and coordinate with the various agencies, including the Lakehead Region Conservation Authority, the Ministry of Natural Resources and the Department of Fisheries and Oceans, regarding potential impacts on fish resources. If required, an assessment of the potential adverse impacts along with the identification of appropriate mitigative measures will be determined prior to shoreline development approval being considered.
- 4.4.6 In considering applications for waterfront development the Municipality will take steps to protect known Cultural Heritage Resources, both on shore and **below the in-the waterline**, so that they are not adversely affected. The proponent will need to provide satisfactory measures to mitigate any negative impacts on known Cultural Heritage Resources.

The Municipality will require a marine archaeological assessment to be conducted by a licensed marine archaeologist pursuant to the Ontario Heritage Act if **areas of marine archaeological potential or features below the high water mark, partially or fully submerged marine features** such as ships, boats, vessels, artifacts from the contents of boats, old piers, docks, wharfs, fords, fishing traps, dwellings, aircraft and other items of cultural heritage value have been identified and will be impacted by shoreline and waterfront developments.

Lakefront Residential Development

- 4.4.7 The development of lakefront residential uses shall be primarily by plan of subdivision. The development of individual lakefront residential lots by the consent process may be considered on an infilling basis between existing areas of development.
- 4.4.8 Plans of subdivisions for lakefront residential purposes of more than 5 lots shall require a planning justification study that addresses the following considerations:
- (a) whether the scale and design of the development is compatible with the surrounding development and lakefront rural character in general;
 - (b) whether any necessary infrastructure and public facilities can be provided or are available to service the development in an efficient manner; and
 - (c) a water quality/quantity assessment prepared by a qualified consultant, in accordance with the Ministry of the Environment's requirements, must demonstrate that there is adequate water quantity and quality available to meet the domestic requirements of the development; and
 - (d) where the proposed lots are 1 hectare or less, and are privately serviced by on-site sewage disposal systems, the applicant shall demonstrate by a **hydrogeological** report prepared by a qualified **person consultant**, in accordance with the Ministry of the Environment's requirements, that there will be no cross contamination of water supplies between lots or adjacent lots.
- 4.4.9 Lakefront residential uses shall be placed in a separate zone category in the Zoning By-law.

- 4.4.10. Lakefront residential uses will be privately serviced and will require the approval of the Thunder Bay District Health Unit or designated authority for private sanitary sewage disposal systems. The minimum lot area for new lakefront residential lots shall be 0.4 hectare for lots which abut the water or a shoreline road allowance and is 1.0 hectare. where the proposed lot does not abut directly on water or a shoreline road allowance. In the case of property described as Part of the East Subdivision of Broken Section 6, Concession 10 in the Geographic Township of Crooks, Parcel 2603 D.F.W.F., where any new lots do not directly abut Lake Superior or a shoreline road allowance, lots sizes may be smaller than the 1.0 hectare minimum provided that the smaller lot sizes can be justified on the basis of a servicing options and hydrogeological report prepared by a qualified professional to the satisfaction of the Municipality, the Lakehead Rural Planning Board and the Province showing that the proposed lots can be serviced by private septic sewage systems and individual wells. Where an applicant seeks to develop smaller-sized lots, approval of the Ministry of the Environment Conservation and Parks is required as per Guideline D-5-4, and/or any other provincial documents listed in Schedule 1.9, together with any studies that the Ministry may require to establish that no impairment to the natural environment or risk to human health will occur.
- 4.4.11 Permanent year round lakefront residential uses shall front on public roads maintained year round and should not contribute to an increase in level of service provided beyond those presently provided by the Municipality. Exceptions may be made where the proponent demonstrates that year round private road servicing has been permanently established, such as is the case with condominium developments or housing co-operatives.
- 4.4.12 The conversion of existing recreational residential uses to permanent year round residential uses may be permitted provided that the requirements set out in the lettered paragraphs of this Section 4.4.12 are met.
- (a) The applicant shall supply a Certificate of Approval issued by the Thunder Bay District Health Unit or designated authority, stating that the dwelling is served by an appropriate sewage system. A holding tank shall not be considered to be an appropriate sewage disposal system for conversion purposes. If the Certificate is more than 5 years old, a letter will be required from the Health Unit or designated authority indicating that the sewage disposal system is operating satisfactorily.
 - (b) The dwelling fronts on a road that is maintained year round by the Municipality, although exceptions may be made where the proponent demonstrates that year round private road servicing has been permanently established, such as is the case with condominium developments or housing co-operatives.
 - (c) The lot complies with the provisions of the Zoning By-law with respect to lot area, setbacks and parking provisions.
 - (d) The Building Inspector has provided a report to the Municipality indicating the satisfactory condition of the dwelling for year round use and has issued a change of use permit in accordance with the Building Code Act, 1992.
 - (e) A sketch of the subject lands prepared by an Ontario Land Surveyor or from a registered plan of subdivision is provided, indicating the following:

- (i) the location and names of all abutting public roads providing frontage;
- (ii) the distance from the high water mark to the dwelling;
- (iii) the lot lines, dimensions and lot area;
- (iv) the location and distance separations of all structures;
- (v) the location and distance separations of all structures on abutting lands;
- (vi) the location and distance separations of water supply and septic systems;
- (vii) the location and distance separations of water supply and septic systems on abutting lands;
- (viii) the location of any buffer area, landscaping or fences;
- (ix) the location of any drainage ditches, wooded areas, banks, slopes or other natural features on the subject lot and abutting lots; and
- (x) the location of driveways and parking areas.

4.4.13 No new year round or recreational residential lots shall be permitted on or within 300 metres of those lakes identified by the Ministry of the Environment Conservation and Parks as per the Lakeshore Capacity Assessment Handbook and/or any other Provincial documents listed in Schedule 1.9, as approaching or as having reached their assimilative capacity, including Cloud Lake or Oliver Lake. Limits to development may be placed on other lakes or waterbodies without by an amendment to the plan when they have been identified as approaching or as having reached their development capacity.

4.4.14 Council supports the management and protection of water quality, especially where shoreline property development or redevelopment is proposed. The removal of vegetation from shoreline properties is potentially harmful to water quality and, as such, it is discouraged. Developers and property owners are advised that, in accordance with the Natural Heritage Reference Manual, natural vegetation should be maintained on land within a 30 meter setback from coldwater lakes and streams, and within a 15 meter setback from cool and warm water lakes and streams.

Development on Islands or Shorelines with Water Access Only

4.4.15 Subject to Section 4.4.16, where development is proposed on an island, or on a lot which can be accessed only by water, the development must have deeded mainland parking and dockage facilities that have direct access to a public road and/or existing right-of-way. There must be legally binding ties between the mainland facilities and the island or water-access-only properties, preventing the mainland facilities from being separated from the water-access-only properties.

4.4.16 Mainland parking and/or dockage facilities may be provided through a commercial marina facility provided written confirmation from the marina is obtained indicating and demonstrating that adequate mainland parking and boat mooring is available to provide access for the additional development.

4.4.17 The developer must demonstrate that the mainland parking and/or dockage facilities are sufficiently buffered from neighbouring land uses.

- 4.4.18 The developer must demonstrate through appropriate studies and/or approvals, that stormwater runoff from the parking area is mitigated prior to entering the lake.
- 4.4.19 The developer must demonstrate through appropriate studies that the mainland parking and/or dockage facilities will not impact fish habitat.
- 4.4.20 The developer must demonstrate through appropriate studies and/or approvals, that a sewage system can be accommodated on site, with all components of the sewage system located a minimum of 20 meters from the normal high water level.
- 4.4.21 Setbacks on islands or water-access-only lots must be a minimum of 20 meters for all principal buildings.
- 4.4.22 Natural vegetation, tree and soil cover on islands and water-access-only lots must be maintained and preserved as part of development.

4.5. WATERSHED RESERVE

Permitted Uses

- 4.5.1 The Watershed Reserve area surrounds Loch Lomond and is intended to protect the water supply and provide a buffer between Loch Lomond and development.
- 4.5.2 Development is restricted to only those uses that are required for the management and protection of the watershed and water supply.

4.6 ENVIRONMENTAL PROTECTION AREA

Permitted Uses

- 4.6.1 For lands designated Environmental Protection the permitted uses shall be shoreline protection works, floodplain protection works, fisheries management, wildlife management, waterfowl production, conservation uses, mineral exploration, passive recreational uses and commercial and private forestry operations (which shall mean the harvesting and planting of trees but not the processing of trees or logs with the exception of small scale private sawmills and chippers.) Forestry operations should be in accordance with good forestry practices and planned to prevent negative impacts to the natural heritage features and functions of the area.

~~In the case of Cloud Bay and Pine Bay — Little Pigeon Bay Wetlands, where development already legally exists in an area that has been designated as Environmental Protection, existing uses of land, buildings or structures and minor extensions of these existing uses or development of minor accessory uses may be permitted in those areas located outside of the wetland boundaries but within the 120 metre adjacent area of the wetland as established by Ministry of Natural Resources mapping.~~

Environmental Protection Development

- 4.6.2 The provision of protection works or the dumping of material **within 120 meters of along** the shoreline of the lakes and rivers in the Municipality is prohibited without the prior written approval and authorization from the Province in accordance with the provisions of the Lakes and Rivers Improvement Act and/or the Public Lands Act.
- 4.6.3 No plans to divert, channelize or in any way alter an inland natural watercourse shall proceed without prior written authorization from the Province and/or Lakehead Region Conservation Authority.
- 4.6.4 Property owners are encouraged to provide a coordinated approach to the management and use of land and water in areas designated Environmental Protection in consultation with the Province.
- 4.6.5 ~The boundaries of Environmental Protection areas are shown in their general location on the land use schedules. The location of these areas shall be defined more specifically in the implementing zoning by-law from information provided by the Ministry of Natural Resources and Forestry and the area zoned for environmental protection shall include the natural heritage features and areas and adjacent areas for the natural heritage features and areas being protected. The Municipality shall, in conjunction with the Province, require the proponent of an application to submit a study prepared by an appropriate qualified expert to address the following considerations:
- (a) a description of the natural environment and existing physical characteristics, including a statement of environmental quality;
 - (b) a description of the proposed development and potential effect on the natural environment;
 - (c) a description of the costs and benefits in terms of economic, social and environmental terms of any engineering works and/or resource management practices needed to mitigate the potential effects; and
 - (d) an evaluation of alternatives including other locations for the proposal;

Where it has been demonstrated to the satisfaction of the municipality and the Ministry of Natural Resources that there will be no negative impact on the natural heritage feature(s) identified, in accordance with the prevailing provincial land use planning policies, no amendment to this Official Plan will be required.

No development will be permitted within **significant portions of** the habitat of threatened and endangered species.

There is no public obligation to either change the designation of or to purchase any lands within the Environmental Protection designation, particularly if the environmental concern would be difficult or costly to mitigate or overcome.

- 4.6.6 Environmental Protection lands may not be considered acceptable as part of a parkland dedication pursuant to the Planning Act.
- 4.6.7 Environmental Protection lands shall be placed in appropriate zone categories in the

implementing Zoning By-law.

- 4.6.8 Council, in consultation with Province will annually review any changes, including additions and deletions, to the lists of rare and endangered and threatened species and species at risk to determine if there is a need to revise the Official Plan.
- 4.6.9 Council will consider the appointment of an environmental advisory committee that includes a broad base of interests to obtain public input and provide recommendations with respect to environmental protection, sustainability and the relationship between environmental protection and economic development.

4.7 PROVINCIALY SIGNIFICANT WETLANDS

4.7.1 Council supports the protection of Provincially Significant Wetlands. Five Provincially Significant Wetlands are depicted on the map schedules to this Official Plan, being:

1. The Pearson Wetland (which is also an ANSI, see Schedule E);
2. The Pine Bay Wetland (see Schedule C);
3. The Cloud Bay Wetland (see Schedule C);
4. Caldwell Lake (see Schedule B); and
5. Sturgeon Wetland (see Schedule B).

4.7.2 No development or site alteration is permitted within these wetlands, or on lands within 120 meters of these wetlands, unless it can be demonstrated to Council's satisfaction that there will be no negative impacts on these features or their ecological functions.

4.7.3 In order to demonstrate this, an assessment of potential impacts to wetlands will need to be conducted by a qualified professional.

4.7.4 Where the Province identifies, and so advises the Corporation, any other significant wetlands within Neebing, same will be identified on the schedules to this Official Plan, and will be subject to the restrictions in this section, without formal amendment of the Official Plan.

4.7.5 If development is proposed on land which has characteristics, or contains components, that are typical of a significant wetland (e.g. significant species or functions), Council may require that a wetland evaluation (using the Ontario Wetland Evaluation System) be undertaken before any planning approvals are processed.

4.8 SIGNIFICANT WILDLIFE HABITAT

4.8.1 Council recognizes the value of protecting the habitat of endangered or threatened species of flora and fauna within Neebing. As such, applications for development or site alteration in areas of Neebing with the potential for providing habitat for endangered or threatened species of flora and fauna will be required to include an appropriate level of assessment for the identification of habitat of threatened or endangered species within or adjacent to the project area.

- 4.8.2 Where land is identified within Neebing as habitat for endangered or threatened species of flora and/or fauna, no development or site alteration will be permitted on that land, or on lands within 120 meters of that land, unless it can be demonstrated to Council's satisfaction that there will be no negative impacts on the habitat of the endangered or threatened species, and that the habitat's natural and ecological functions.
- 4.8.3 In order to demonstrate this, an assessment of potential impacts to the habitat will need to be conducted by a qualified professional. Planning Act decisions will not permit development and site alteration within or near endangered and threatened species habitat unless it is first demonstrated that the proper provincial and federal requirements have been met.
- 4.8.4 Any person undertaking an activity within habitat of an endangered or threatened species is responsible to contact the Ministry of Natural Resources and Forestry to determine whether conditions under the Endangered Species Act apply.

4.9 FISH HABITAT AND LAKE TROUT LAKES

- 4.9.1 Council supports the management and protection of fish habitat. Accordingly, new Planning Act approvals shall not be permitted in or near known fish habitat except in accordance with provincial and federal requirements.
- 4.9.2 The Province has not identified any fish habitats in Neebing, but has identified two lake trout lakes within Neebing, which are depicted on the map schedules to this Official Plan. One lake trout lake is Oliver Lake, located in geographic Scoble Township, and illustrated on Schedule F. The other is Loch Lomond, located in part in geographic Blake Township, and in part in Fort William First Nation, and illustrated on Schedule B.
- 4.9.3 No new planning approvals will be granted within identified fish habitat, or on land within 120 meters of identified fish habitat, unless it can be demonstrated to Council's satisfaction that there will be no negative impacts on the habitat or its ecological functions. In order to demonstrate this, an assessment of potential impacts to the habitat will need to be conducted by a qualified professional.
- 4.9.4 No new planning approvals will be granted within identified fish habitat, or on land within 300 meters of lake trout lakes that are identified by the Province as being at capacity, except in accordance with circumstances identified in the Lakeshore Capacity Assessment Handbook.
- 4.9.5 Where the Province identifies, and so advises the Corporation, any other fish habitat or lake trout lakes within Neebing, same will be identified on the schedules to this Official Plan, and will be subject to the restrictions in this section, without formal amendment of the Official Plan.

SECTION 5 - COMMUNITY SERVICES AND FACILITIES

5.1 GENERAL

- 5.1.1 The intent of this Plan is to maintain a level of public service that is appropriate for the urban and rural character and environment of the Municipality of Neebing. It is recognized that municipal servicing in a rural area is generally difficult and expensive to provide due to dispersed development patterns consistent with the rural character. It is not expected that there will be additional significant demands for community services or facilities above the level that presently exists.
- 5.1.2 The use of alternative development standards may be considered for new development and redevelopment provided that the standard of development allows for flexibility and adaptability in urban design and housing, enhances the live-ability of the proposal, provides cost efficiency in the delivery of services and supports the principles of environmental sustainability.

5.2 ROADS

- 5.2.1 Safe and efficient movement of people and goods within the Municipality, and to and from adjacent municipalities, is encouraged by this Plan. The road system should safely serve the Municipality but should not be developed to a standard or extended beyond which would result in a burden to the residents and taxpayers of the Municipality.
- 5.2.2 The classification of roads in the Municipality are shown on Schedules "A" through "F" and articulated in the lettered paragraphs of this Section 5.2.2.
- (a) Provincial Highways: This system of roads applies to the numbered provincial highways under the jurisdiction of the Ministry of Transportation. Development along provincial highways is subject to the permit control of the Ministry of Transportation which is obtained prior to construction or grading taking place on the site. Access to provincial highways is permitted provided the entrance meets the minimum safety and geometric requirements of the Ministry of Transportation.
 - (b) Municipal Roads: This system of roads applies to all public roads under the jurisdiction of the Municipality of Neebing. There are both maintained and unmaintained Municipal roads in the Municipality. The primary purpose of the Municipal roads is to facilitate local travel and areas for development. Direct access to Municipal roads is normally permitted from any abutting lot provided there are adequate sight lines, suitable grades and the access will not cause traffic hazards.
 - (c) Private Road: This system of roads applies to roads not under the jurisdiction of the Municipality or the Ministry of Transportation. Private roads are not maintained by either the Municipality or the Province.
- 5.2.3 Should the construction of a new road or extension of an existing road be warranted, the road shall be designed and constructed to meet approved standards and the road shall be suitable for assumption into the Municipal road system.

- 5.2.4 The Municipality of Neebing is not responsible for the costs associated with the design and construction of new roads, the extension of existing roads or upgrading of abandoned roads.
- 5.2.5 Abandoned roads may be upgraded by way of agreement between the property owner(s) and the Municipality.
- 5.2.6 Maintenance will be provided on roads under the jurisdiction of the Municipality of Neebing. The Ministry of Transportation is responsible for the maintenance of the numbered highways in the Municipality.
- 5.2.7 As a general rule, the right-of-way width of Municipal roads shall be a minimum of 20 metres (66 feet). As a condition of development the Municipality may require the dedication of road widenings to achieve the 20 metres (66 feet) road right-of-way widths where they presently do not exist. There are areas of the Municipality where a Municipal road was developed to less than 20 metres (66 feet) in width for topographic or other reasons.

5.3 WATER SUPPLY

- 5.3.1 The source of water supply is primarily from private individual wells. The Province advises that ~~any~~ surface water ~~should not be used for domestic potable purposes should be as a source of drinking water unless it is disinfected and/or treated to meet Ontario Drinking Water Standards, as stipulated in Ontario Regulation 169/03 under the Safe Drinking Water Act. prior to consumption.~~
- 5.3.2 The responsibility for water supply will be with each property owner.
- 5.3.3 Individual private wells serve as an adequate supply of water for the rural development of the Municipality. It is intended that lot sizes remain large enough, ~~in accordance with the Ministry of Environment Conservation and Parks' D-Series guidelines and/or other Provincial Documents listed in Schedule 1.9, to ensure demonstrate that the area is not hydrogeologically sensitive, and to ensure that site conditions are appropriate for smaller lots and impairment to the natural environment and risk to human health are reduced. private wells remain the primary source of water in the Rural area of the Municipality.~~ The applicant will demonstrate the provision of an adequate supply of potable water where lots are created by individual consent application or by plan of subdivision. Refer to Schedule 1.9 for relevant guidelines which, at the time that this Official Plan was approved, included Procedures D-5-4 and D-5-5. Alternatively, where lots are created by consent or by plan of subdivision of 5 lots or less, a notification agreement will be required that specifies that all offers of purchase sale or lease shall provide notice that no assessment has been conducted to determine the quality or quantity of groundwater available to service the lot or lots.
- 5.3.4 Plans of subdivisions of more than 5 lots shall require a **hydrogeological** study prepared by a qualified ~~person consultant~~, that assess water quality/quantity requirements in accordance with the Ministry of the Environment's Ontario Drinking Water Standards and which demonstrates that there is adequate water quantity and quality available to meet the domestic requirements of the subdivision. Refer to

Schedule 1.9 for relevant guidelines, which, at the time that this Official Plan was approved, included Procedures D-5-4 and D-5-5.

5.4 SEWAGE DISPOSAL

- 5.4.1 Private individual septic tanks and tile field systems are the primary means of sewage disposal in the Municipality.
- 5.4.2 The provision of public sanitary sewage disposal in the Municipality is not considered feasible over the life of this Plan. Therefore, each individual property owner is responsible for the provision of private sanitary sewage disposal subject to the approval of the Thunder Bay District Health Unit or designated authority.
- 5.4.3 It is intended that lot sizes remain large enough and soil conditions are suitable to allow the safe and efficient operation of individual private sewage disposal systems, [in accordance with Ministry of the Environment Conservation and Parks' guidelines](#). Private sewage disposal systems will remain the primary source of sewage disposal throughout the Municipality.
- 5.4.4 All new individual private sewage disposal systems require the approval of the Thunder Bay District Health Unit or designated authority. Sewage disposal systems that are designed to accommodate 10,000 litres of effluent a day require approval from the Ministry of the Environment.

5.5 NON-HAZARDOUS SOLID AND LIQUID WASTE DISPOSAL

- 5.5.1 No additional solid waste disposal sites are anticipated over the life of this Plan. Existing waste disposal sites [may](#) require expansion [and applications are underway](#). The Municipality will follow the requirements of Ontario Regulation 101/07 with respect to waste regulation screening processes where required.
- 5.5.2 If additional solid waste disposal sites are required, these sites shall be planned in accordance with the requirements of the [Environmental Assessment Act](#) and should:
- (a) avoid areas of high ground water;
 - (b) maintain an adequate separation and buffer from all existing development;
 - (c) avoid pollution of the ground water and watercourses; and
 - (d) be approved by the Ministry of the Environment.
- 5.5.3 Expansions to existing solid waste disposal sites should maintain an adequate separation and buffer from existing development, avoid pollution of the ground water and watercourses and be undertaken in accordance with approvals by the Ministry of the Environment.
- 5.5.4 Liquid waste disposal sites may be permitted subject to an amendment to this Plan and provided the applicant has demonstrated to the satisfaction of the Ministry of the Environment that the facility may be established without adverse impacts on surrounding land uses and the natural environment. An Environmental Compliance Approval from the Ministry of Environment is required for all liquid waste disposal sites.

5.5.5 The Municipality encourages recycling programs and waste diversion programs. The Municipality supports the reduction of waste from construction debris as a result of the demolition of buildings by promoting and encouraging the adaptive reuse of older and existing building stock.

5.6 COMMUNITY FACILITIES AND SERVICES

5.6.1 The existing services provided by the Municipality, its volunteers or its contracted agencies are considered adequate to meet the needs of the residents of the Municipality.

5.6.2 The existing public school facilities servicing the Municipality meet the needs of the community regarding educational facilities.

SECTION 6 - IMPLEMENTATION AND ADMINISTRATION

6.1 THE MUNICIPALITY'S ROLE IN IMPLEMENTATION

6.1.1 This Official Plan shall be implemented by means of the powers conferred to the Municipality of Neebing by the Planning Act and other statutes which may be applicable. In particular, the Plan shall be implemented through:

- (a) the preparation, adoption and enforcement of the zoning by-laws;
- (b) the preparation, adoption and enforcement of other zoning provisions such as interim control, temporary use by-laws and holding by-laws;
- (c) the consent and subdivision approval process;
- (d) the site plan control process; and
- (e) participation in programs funded by senior levels of government for housing, community improvement, etc.

6.1.2 Council will consider the appointment of an economic **development** advisory committee and may appoint other advisory committees to assist Council and provide recommendations related to such matters as accessibility, strategic planning, and environmental sustainability. Committee members should include members of the public who represent a broad range of interests and expertise while representing the interests of the Neebing community.

6.2 PUBLIC PARTICIPATION

6.2.1 The Municipality intends that the public be involved in the formulation and implementation of planning policies. To this end, the Municipality shall notify and seek the views and participation of the public prior to making decisions regarding planning amendment applications pursuant to the provisions of the Planning Act.

Although consultation with indigenous persons is the obligation of the Provincial order of government, rather than the Municipal order of government, the Municipality intends that indigenous persons with interest in Neebing's land use and development will be notified and consulted in the formulation and implementation of planning

policies.

- 6.2.2 The Municipality may forego public notification and public meetings in connection with a technical official plan or zoning by-law amendment if such amendment will not affect the provisions and intent of the Official Plan, the Zoning By-law or amendments thereto.
- 6.2.3 The Municipality shall undertake a study prior to undertaking Municipally-initiated amendments to the Environmental Protection designations on the Schedules to this Plan. Subject to provincial requirements regarding confidentiality of species information, the Municipality shall ensure that copies of the supporting studies and notice of the proposed revisions to the Schedules are available to the public 30 days prior to holding a public meeting. Copies of the completed studies shall be made available at the Municipal Office and one library in Neebing or an adjacent municipality, and posted on the Municipal website when available.
- 6.2.4 Where amendments to this Plan are proposed by the Municipality, a person, or public body, Council shall ensure that the notice procedures in the lettered paragraphs of this Section 6.2.4 are followed.
- i) Where an application is made by a person or public body, Council shall first determine that the application is complete. Council may adopt by-laws to establish application requirements and delegate the determination of the completeness of an application to a member of staff.
 - ii) The Municipality shall provide Notice to all property owners within 120 metres and may provide notice in local newspapers and on the Municipal website that a complete application has been filed with the Municipality, and shall provide notice to the owner of land affected by a Municipally-initiated amendment limited to that owner's lot.
 - iii) Once an application is deemed complete, Council shall give notice of and hold a public meeting to inform the public of a complete application, proposed amendment, or Municipally-initiated amendment and provide members of the public with an opportunity to provide comments on the proposal.
 - iv) All documents and reports submitted in support of an application, including applications or proposals to amend the plan undertaken by the Municipality, shall be made available for review by the public at the Municipal office, and posted on the Municipal website. In addition, the Municipality will provide the public with copies of supporting documents and submissions subject to recovering the costs to provide copies.
 - v) Following a complete review of the application, including a review of comments received at the initial public meeting, Council shall hold a second public meeting under the

provisions of the Planning Act. Notice for this meeting shall be placed in a newspaper, and posted in the Municipal Office, and on the Municipal website.

6.3 STREAMLINING REVIEWS OF PLANNING APPLICATIONS

- 6.3.1 The Province has implemented a “one window” planning service for provincial review and approval of certain municipal planning applications at the Ministry of Municipal Affairs. The “one window” approach will allow for a coordinated provincial input at the pre-adoption stage. The Ministry of Municipal Affairs will rely on the expertise of other ministries as needed.
- 6.3.2 The Municipality is also responsible for the implementation of the municipal plan review function as it relates to matters of provincial interest and will take these matters into consideration when making decisions on such planning items as consent applications, subdivision applications, zoning by-law and official plan amendments, site plan approval applications and minor variance applications. Where appropriate, the Municipality will rely on the expertise of the Lakehead Rural Planning Board, other agencies and may consult with provincial ministries on matters of provincial interest.

6.4 OFFICIAL PLAN - AMENDMENTS AND REVIEW

- 6.4.1 No developments or activities shall occur which contravene the intent and policies of this Plan.
- 6.4.2 Developments or activities deemed beneficial to the Municipality, but not in conformity with the Plan, shall require an amendment to the Official Plan before proceeding.
- 6.4.3 The Official Plan shall be subject to a formal review pursuant to Section 26 of the Planning Act. However, the Plan shall be subject to a continual review by the Municipality. Whenever it is necessary to refine existing policies or amend, delete or add policies based on new information or trends, this shall be done by amendment to the Official Plan.
- 6.4.4 Prior to considering an amendment to this Plan, the Municipality shall pre-consult with the Ministry of Municipal Affairs and Housing and any other person or public body that Council considers to have an interest in the amendment, pursuant to Subsection 17(21) of the Planning Act, to ensure that provincial and local interests are considered.

6.5 ZONING BY-LAW

- 6.5.1 The Zoning By-law divides the lands within the Municipality into a number of zones, each of which will have regulations to control the use of the lands and use, character and location of buildings and structures built upon the land. The Municipality may also pass a zoning by-law for the protection of a site of a significant archaeological resource.

6.5.2 The Zoning By-law is one of the main methods of implementing the Official Plan policies. Any land use designation may have more than one zone category that regulates and controls the permitted uses.

6.5.3 The Zoning By-law shall provide zoning for all lands within the Municipality for purposes compatible with the Official Plan and all amendments to the Zoning By-law shall be in conformity with the Official Plan.

6.6 NON-CONFORMING USES

6.6.1 Where a legally existing use of land does not comply with the land use designations and policies of this Plan, it may meet the requirements of the Planning Act to be considered to be legal in spite of the non-conformity.

6.6.2 It is anticipated that non-conforming uses shall cease to exist in the long term.

6.6.3 Extensions or enlargements of the land, building or structure of a legal non-conforming use may be permitted by a minor variance to the Zoning By-law provided that:

- (a) the proposed extension or enlargement will not unduly increase any existing nuisance as a result of the use, particularly as it may affect adjacent residential uses; and
- (b) the extension or enlargement will not create any new nuisance in addition to those in existence as a result of the current use.

6.6.4 The repair or replacement of a legal non-conforming use may be permitted provided that:

- (a) the repair or replacement will not unduly increase any existing nuisance as result of the use, particularly as it may affect adjacent residential uses; and
- (b) the repair or replacement will not create any new nuisance in addition to those in existence as a result of the current use.

6.7 FEES

6.7.1 Pursuant to Section 69 of the Planning Act, the Municipality of Neebing may prescribe a tariff of fees through a by-law for the processing of applications made in respect to planning matters such as Official Plan amendments, Zoning By-law amendments, Consents, Application for Subdivision Approval, Site Plan Approval or any other planning matter.

6.7.2 The by-law referenced in Section 6.7.1 shall prescribe the fees to be charged for processing applications in respect of planning matters and shall indicate the authority to which the fee is payable.

6.8 MINOR VARIANCE

6.8.1 **Where one exists, the** Committee of Adjustment for the Municipality shall review and approve, where appropriate, minor variances for relief from regulations to the Zoning By-law, in accordance with Section 45 of the Planning Act, and the policies of this

Plan. Where Council has not created or appointed a Committee of Adjustment for the Municipality, Council shall undertake this work.

- 6.8.2 The Municipality may also delegate to the Committee of Adjustment the authority to review and approve applications for relief and/or minor variances to other by-laws, such as Interim Control by-laws.

6.9 SITE PLAN CONTROL

- 6.9.1 The Official Plan may be implemented through the use of site plan control subject to the provisions of Section 41 of the Planning Act. All of the area affected by the Official Plan shall be deemed to be a site plan control area with the exception of single detached residential dwellings and agricultural uses.
- 6.9.2 The goals of implementing site plan control are to:
- (a) facilitate safe and efficient vehicular and pedestrian patterns;
 - (b) reduce the likelihood that industrial and commercial developments reduce the enjoyment of adjacent lands;
 - (c) provide that parking, storage, loading facilities and garbage disposal areas are located in a manner that does not negatively impact on traffic flows or create adverse visual impacts;
 - (d) facilitate the adequate provision of on-site drainage and grading; and
 - (e) direct development away from hazard lands.
- 6.9.3 A Site Plan Control By-law may require site plans and/or detailed drawings of a proposed development to be submitted for approval by the Municipality. Such site plans and/or drawings will show any or all the required information deemed necessary from the items listed in policy 6.9.4.
- 6.9.4 Prior to the issuance of a building permit, the applicant may be required to enter into a site plan agreement with the Municipality which may address one or more of the following matters:
- (a) widenings to any roads or highways that abut the lands subject to the application. Any proposed widenings requested must be shown on the site plan drawing;
 - (b) provision of sufficient parking, access driveways and similar matters;
 - (c) the construction of walkways, ramps and pedestrian access;
 - (d) proper lighting of buildings and lands;
 - (e) the provision of adequate landscaping and buffering in the form of trees, shrubs, fencing, walls, and berms;
 - (f) storage and collection areas and other facilities and enclosures for the storage of garbage and other waste material;
 - (g) the conveyance of any easements for the construction, maintenance and improvements of any drainage works, water works and other public utilities;
 - (h) adequate drainage and management of surface storm water and waste water from the lands, buildings or structures; and
 - (i) the location of all buildings and structures to be erected and the location of all facilities and works to be provided in conjunction with the buildings and structures; and

- (j) Mitigation through conservation in place or excavation of archaeological sites.

6.10 HOLDING PROVISIONS

- 6.10.1 In accordance with Section 36 of the Planning Act, the Municipality may approve a by-law which identifies a use of land but prohibits the actual development of this land until a later date when identified conditions have been met.
- 6.10.2 During the interim period, when the holding provision is in place, uses permitted on the affected lands are limited to existing uses only.
- 6.10.3 Prior to removal of the holding symbol, the Municipality must be satisfied that the following conditions have been met:
- (a) the servicing requirements for the subject lands are in place;
 - (b) that any impacts on surrounding lands can be mitigated through the use of site plan control or other design requirements;
 - (c) that a site plan agreement has been executed in accordance with the policies of this Plan and the Planning Act; or
 - (d) that site contamination and site restoration have been properly addressed.
- 6.10.4 It shall be the responsibility of the applicant requesting the removal of the holding symbol to demonstrate that the conditions for the removal of the holding symbol have been satisfied.

6.11 INTERIM CONTROL

- 6.11.1 In areas where the Municipality wishes to review the existing land uses or establish new planning policies and where a study of land use planning policies for the area has been directed, the Municipality may approve an Interim Control By-law.
- 6.11.2 The Interim Control By-law restricts the use of lands to its present use until the required studies are completed, at which time the Official Plan and/or Zoning By-law may require an amendment to reflect the findings of the study and desired use.
- 6.11.3 Pursuant to Section 38 of the Planning Act the length of time the Interim Control By-law is in effect shall be specified in the by-law and shall not exceed one (1) year from the date of approval of the by-law. The Interim Control By-law may be amended to extend the period of time the by-law is in effect provided the total period of time does not exceed two (2) years from the approval of the by-law.

6.12 TEMPORARY USE BY-LAWS

- 6.12.1 Pursuant to Section 39 of the Planning Act, the Municipality of Neebing may approve the use of land, buildings or structures for a temporary use not considered to be of a permanent nature which will not preclude the future development of any lands for their most appropriate use, as defined by the Official Plan.
- 6.12.2 The Municipality shall consult with property owners and any other agencies or individuals who might have knowledge of when conditions might suit the

development of the property, in accordance with the Official Plan and Zoning By-law, prior to approval of a Temporary Use By-law.

6.12.3 Only uses which will not create land use conflicts or disrupt the use and development of neighbouring properties shall be authorized by Temporary Use By-laws.

6.12.4 Notwithstanding the policies of this Plan, temporary uses that are not otherwise permitted by the Official Plan and the Zoning By-law as permanent uses, may be permitted by Temporary Use By-laws, subject to the above.

6.13 IMPLEMENTING COMMUNITY IMPROVEMENT POLICIES

6.13.1 The Municipality shall attempt to use all possible means to implement Community Improvement Policies and these shall include:

- (a) participation in and support for Federal and Provincial community improvement programs;
- (b) use of authority granted under Section 28 of the Planning Act, to designate a Community Improvement Area, develop Community Improvement Plans and acquire and redevelop land; and
- (c) encouragement of activities aimed at developing the economic viability and attractiveness of the Municipality.

6.13.2 The entire Municipality of Neebing is identified as a Community Improvement Area.

6.14 AGENCY NAMES AND RESPONSIBILITIES AND LEGISLATION

6.14.1 From time to time, the names of various government ministries and agencies may change. In addition, responsibilities may shift from ministry to ministry. The names of the various ministries responsible for the programs, regulations and approvals are given in this Plan as of the date of adoption of this Plan. It is not intended to amend this Plan each time a change in name or responsibility occurs. Rather, this Plan shall be interpreted so as to refer to those agencies named, or their successors, as conditions dictate.

6.14.2 From time to time Provincial and Federal statutes are amended and section numbers are changed. It is not intended to amend this Plan each time such a change is made. This Plan shall be interpreted so as to refer to legislation as amended from time to time.

6.15 LAND USE BOUNDARIES

6.15.1 It is intended that the boundaries of the land use designations, shown on the attached Schedules, be considered as approximate and absolute only where bounded by public roads, rivers, streams or other similar geographical barriers. Therefore, amendments to the Plan will not be required in order to make minor adjustments to the approximate land use boundaries, provided that the general intent of the policies is preserved. Such minor deviations will not be reflected on the Schedules.

6.16 APPLICATION REQUIREMENTS

6.16.1 In addition to information and materials required under the Planning Act or other legislation or regulation, additional information in the form of studies, approvals or assessments may be required to consider a planning application complete. Depending on the nature of the proposed development, the Municipality may require the following studies, approvals or additional information to deem applications complete and to properly evaluate a development application. The Municipality shall review all reports and studies and may also require a peer review by an appropriate public agency or by a qualified professional consultant retained by the Municipality at the applicant's expense. Any studies or reviews required will be provided at the expense of the applicant. Such studies, approvals, or further information may include any or all of the following:

- (a) Approval of the Thunder Bay District Health Unit (see paragraphs 2.2.1(a), 2.10.1(e), and Sections 4.2.8, 4.3.6(a), 4.4.10, 4.4.12, 5.4.2, and 5.4.4);
- (b) Servicing options study (see paragraphs 2.2.1(b), 2.2.2(e), 2.2.4(a), 4.3.8(a) & (c), 4.3.16(e), 4.3.44(a), and Sections 2.11 and 4.4.20);
- (c) Approval of the Ministry of Transportation (see paragraph 2.2.1(d), and Section 2.4.2);
- (d) Traffic impact study (see paragraphs 2.2.1(e), 4.3.16(c), 4.3.44(a) and Sections 2.4.3, 2.6.1, and 4.3.18);
- (e) Planning studies (see paragraphs 2.2.1(f),(g) and (j), 2.2.4(b), (c), (d), and (e), 4.3.44(a) and Sections 3.2.3, 4.3.5, 4.3.8, and 4.4.8);
- (f) Minimum Distance Separation Calculations (see paragraphs 2.2.1(h), 4.3.6(c), and Sections 4.2.7, 4.3.11, 4.3.15, and 4.3.43);
- (g) Hydrogeological studies and/or water quality/quantity assessments (see paragraphs 2.2.2(d), 4.3.8(d), 4.3.44(a), 4.4.4(e), 4.4.8(c), 4.4.8(d), and Sections 2.11, 2.18.2, 3.6.3, 5.3.3, and 5.3.4);
- (h) Aggregate studies (see Section 3.6.3);
- (i) Archaeological assessments (see paragraph 2.2.2(f), and Sections 3.4.2, 3.4.6, and 3.4.7);
- (j) Cultural heritage assessments (see paragraph 2.2.2(f), and Sections 3.4.7, 3.7.4, and 4.4.6);
- (k) Land value reports (see Section 2.3.1);
- (l) Drainage and/or stormwater management reports (see paragraphs 2.2.2(c) and 4.3.44(a), and Sections 2.4.7, 2.17.1, 2.17.2, 4.2.10, and 4.4.18);
- (m) Noise study (see paragraphs 4.3.6(b) and 4.3.31(d) and Sections 2.6.1, 4.3.9, and 4.3.18);
- (n) Parking study (see paragraphs 2.8.1(a) and 4.3.44(a) and Section 2.11);
- (o) Housing cost studies (see Section 2.9.1);
- (p) Environmental Compliance approvals (see Sections 2.14.3, 3.6.4, 4.3.23, 4.3.34, 4.6.2, and 5.5.4);

- (q) Approval of the Department of Fisheries and Oceans (see Section 2.18.1 and 3.3.4);
- (r) Environmental impact studies (see paragraphs 4.3.44(b) and 4.4.4(d) and Sections 3.2.3, 3.2.4, 4.3.18, 4.4.5, 4.4.19, 4.7.2, 4.8.2, and 4.9.3);
- (s) Approval of the Lakehead Region Conservation Authority (see Sections 3.3.2, 3.3.4, 3.3.5, 3.3.6, and 4.6.3);
- (t) Approval of the Ministry of Natural Resources and Forestry (see Sections 3.3.4, 3.3.5, 3.3.6, 3.6.1, and 4.8.4);
- (u) Mine closure plans (see Section 3.7.3);
- (v) Record of Site Condition (Section 3.9.1);
- (w) Approval of the Ministry of Environment, Conservation and Parks (see Section 3.10.2 and paragraph 4.3.33(c));
- (x) Leachate studies (see Section 3.10.2);
- (y) Site plan agreement (see Sections 4.2.3, 4.3.13, 4.3.28, 4.3.36, 4.3.39, and paragraph 4.3.44(c));
- (z) Wetland evaluation (see Section 4.7.5); and
- (aa) Assessment of habitats of endangered or threatened species of flora or fauna (see Sections 4.8.1 and 4.8.3).

APPENDICES

APPENDIX A - Definitions

The term “Agricultural uses” refers to the growing of crops, including nursery and horticulture crops; the raising of livestock and other animals for food or fur, including poultry and fish; aquaculture; peat extraction; agroforestry, maple syrup production; and associated on-farm buildings and structures.

The term “Areas of archaeological potential” refers to areas with medium or high potential for the discovery of archaeological resources. This potential is based on the presence of a wide range of geographic and historical features which influence past settlement. Archaeological potential is confirmed through an archaeological assessment.

The term “Areas of mineral resource potential” refers to areas favourable to the discovery of mineral resources due to geology, the presence of unusually large or rich concentrations of valuable minerals identified within a small part of the earth’s crust, or other technical evidence. Areas of mineral resource potential are identified using acceptable scientific methodology.

“Contaminated site” means land that is contaminated from past land use activities including: industrial uses, transportation or utility purposes including municipal and Ministry of Transportation refuelling yards, waste disposal sites, and commercial uses such as gas stations, auto repair shops and lands where filling has occurred.

“Cultural Heritage Resource” means a defined geographic area of heritage significance which has been modified by human activities. Such an area is valued by a community and is of significance to the understanding of the history of a people or place.

“Floodway” means that portion of the river or stream system floodplain where development and site alteration would cause a danger to public health and safety or property damage. Uses which by their nature must be located within the floodway, flood or erosion control works or non-structural works that do not affect flood flows are permitted in the floodway.

“Garden suite” means a small, self-contained, secondary dwelling sometimes referred to as a "granny flat" that is designed to be portable. Each unit must have its own kitchen, bathroom and living area. In most cases the water and sewer services are connected to those of the main dwelling. The garden suite must be able to be removed when it is no longer needed.

“Group Home” is defined in Section 2.7.2.

“Home industry” means an industry undertaken within an accessory building to a dwelling unit by at least one of the permanent residents of the dwelling unit which is secondary to the main use of the dwelling unit or agricultural operation. Examples include: upholstery, weaving, animal hospital, wood-working shop, carpentry shop, machine shop, welding shop, landscaping business, small scale market garden, etc.

“Home occupation” means an occupation, trade, business, profession or craft which is undertaken within a dwelling, but is clearly secondary to the main use of a dwelling unit and carried out entirely within part of a dwelling unit by at least one of the permanent residents of such dwelling unit. Examples include: hairdressing, accounting/bookkeeping, medical/dental practitioner, drafting, word processing, photography, dressmaking, etc.

“Infrastructure” means physical structures that form the foundation for development. Infrastructure includes sewage and water works, waste management systems, electrical power, communications, transit and transportation corridors and facilities, and oil and gas pipelines and associated facilities.

“Mine hazards” means any feature of a mine as defined under the Mining Act, or any related disturbance of the ground that has not been rehabilitated.

“Mineral mining operation” means mining operations and associated facilities, or past producing mines with remaining mineral development potential that have not been permanently rehabilitated to another use.

“Minerals” means metallic and non-metallic minerals, but does not include mineral aggregates or petroleum resources.

“Natural heritage features” means features and areas which are important for their environmental and social values as a legacy of the natural landscape of an area. Examples include: significant wetlands, fish habitat, significant portions of a habitat or endangered and threatened species, significant wildlife habitat and significant areas of natural and scientific interest

“Portable Asphalt Plant” is defined in Section 2.14.

“Portable Concrete Plant” is defined in Section 2.14.

“Residential intensification” means the creation of new residential unit or accommodation in existing buildings or on previously developed, serviced land and includes infill, accessory apartments and rooming houses.

A “Second Dwelling Unit” is a second dwelling unit contained within an existing detached dwelling, or within an accessory building located on the same lot as an existing detached dwelling.

“Use Limitation areas” means property or lands which could be unsafe for development due to naturally occurring processes or hazards. Along the shoreline of lakes, rivers and stream systems this means lands covered by water to the farthest landward limit of the flooding and erosion hazard limits and would also include unstable soils such a sensitive marine clays (leda clay) and unstable bedrock (karst topography).

“Waste management system” means sites and facilities to accommodate solid waste from one or more municipalities and includes landfill sites, recycling facilities, transfer stations, processing sites and hazardous waste depots.

The term “Wayside Pits and Quarries” is defined in Section 2.13.1.

SCHEDULE 1.9**LISTING OF PROVINCIAL DOCUMENTS/RESOURCE MATERIAL**

(Note that additional and/or replacement documents may exist and this Schedule may be amended and updated to address these, as they become known to the Municipality, without formal amendment to this Official Plan.)

Guideline D-1:	Land Use Compatibility
Procedure D-1-1:	Land Use Compatibility Implementation
Procedure D-1-2:	Land Use Compatibility: Specific Applications
Procedure D-1-3:	Land Use Compatibility: Definitions
Guideline D-2:	Compatibility between Sewage Treatment and Sensitive Land Use
Guideline D-3:	Gas or Oil Pipelines
Guideline D-4:	Land Use on or near Landfills and Dumps
Guideline D-5:	Sewer and Water
Guideline D-5-1:	Calculating and Reporting Uncommitted Reserve Capacity at Sewage And Water Treatment Plants
Procedure D-5-2:	Application of Municipal Responsibility for communal Water and Sewage Services
Procedure D-5-3:	Servicing Options Statement
Procedure D-5-4:	Technical Guideline for Individual On-site Sewage Systems: Water Quality Impact Risk Assessment
Procedure D-5-5:	Technical Guideline for Private Wells: Water Supply Assessment
Guideline D-6:	Compatibility between Industrial Facilities and Sensitive Land Uses
Procedure D-6-1:	Appendix A: Industrial Categorization Criteria
Procedure D-6-2:	Appendix B: Relationship Between Ministry Certificate of Approval Process & the Planning Process
Procedure D-6-3:	Appendix C: Separation Distances (Section View)
Renewable Energy Development:	A Guide for Municipalities
Adapting to Climate Change:	An Introduction for Canadian Municipalities

***OFFICIAL PLAN FOR THE
MUNICIPALITY OF NEEBING***

January, 2008

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SECTION 1 - INTRODUCTION

1.1 PREAMBLE

The Municipality of Neebing is located within the District of Thunder Bay in Northwestern Ontario. Neebing has recently undergone a municipal restructuring process and effective January 1, 1999 Neebing is now comprised of the geographic townships of Blake, Crooks, Pardee, Pearson and Scoble and has a land area of 88,800 hectares. Neebing is located south of the City of Thunder Bay along the shore of Lake Superior. The Municipality extends southward to the international border between Canada and the United States at Grand Portage, Minnesota. Highway 61 connects Neebing with the City of Thunder Bay and the United States and is a major highway that traverses through the Municipality in a north/south direction. A number of islands within Lake Superior are also located within the municipal boundary of Neebing.

The land uses in Neebing are considered to be rural in character and consist primarily of rural residential uses, agricultural uses, forestry uses, recreational residential uses and commercial and industrial uses primarily in the form of home occupations and home industries within a largely undeveloped rural area. These home based businesses are an important component of the economic fabric of the rural community of Neebing. The establishment of a strong and diversified economic base is of importance to the Council and the residents of Neebing. Economic growth in Neebing is required to provide an improved tax assessment base to sustain the Municipality and for the residents of Neebing to be less reliant on the economic opportunities and economy of the City of Thunder Bay.

Critical to providing economic growth and development opportunities is the need to establish a balance between the various competing land use interests. For example, Neebing wants to promote highway commercial opportunities, tourism and lakefront residential opportunities, yet many of the areas that may be considered candidate sites for development are located in proximity to, or within, areas in need of protection such as hazard lands, wetland areas, archaeological and historical sites, agricultural lands and mineral resource potential areas. Maintaining a balance between competing land use interests is essential for the establishment of viable sustainable development.

This new Official Plan will replace two Plans that are in effect in the Municipality. The first, covering Blake, Crooks and Pardee townships was approved in May 1989, prior to the Provincial Policy Statement being in effect, while the second Plan covering Pearson and Scoble townships was approved in 1997. The Pearson and Scoble Official Plan was prepared based on their unorganized status and under guidance of the Comprehensive Set of Policy Statements, not the Provincial Policy Statement.

Also, since the existing Official Plans were approved, the planning framework in Ontario has undergone significant reform resulting in changes to the Planning Act, the delegation of approval authority, changes to provincial policy and the transfer of the municipal review function to local governments. In response to the changes that have occurred both locally and at the provincial level, Neebing is in need of a new Official Plan that is responsive to the needs of the community and reflect the new

planning environment in Ontario.

The current population in the Municipality of Neebing is estimated at 2,010 persons. Over the past 15 years Neebing has been experiencing a relatively steady growth rate. For that period between 1985 and 1991 Neebing experienced a rate of growth of 4% per year, between 1991 and 1996 a rate of growth of 3% per year was experienced. This increase in population appears to be the result of the conversion of seasonal or recreational residential homes to principal residences and residents from Thunder Bay relocating from the urban to the rural environment of Neebing. More recently, between 1996 and 2000 Neebing has experienced a rate of growth of 97% from 1021 persons to 2010 persons. However, the majority of this recent growth is attributed to the change in the municipal boundary and the inclusion of Pearson and Scoble within the Municipality of Neebing as of January 1, 1999.

Modest growth continues to be projected for the Municipality over the next 20 years. It is projected that the population of Neebing will grow by 4% per year between 2000 and 2005 and by 3% between 2005 and 2010 and between 2010 to 2015 and finally by 2.5% between 2015 and 2020. The following table illustrates the population projection for Neebing over the next 20 years.

Year	Population
2000	2010
2005	2412
2010	2774
2015	3190
2020	3589

Regular monitoring of the population is required to determine if the population projections remain relevant over the planning period.

In rural areas opportunities are available for rural residential development through the subdivision or consent process consistent with the rural character of the Municipality. Rural residential development in the form of rural subdivisions may be permitted provided development can be safely serviced by private individual septic and water systems. Areas with scenic vistas in proximity to Lake Superior and inland lakes are examples of locations in the Municipality that are appropriate for lakefront residential and tourism opportunities subject to servicing, design, environmental and site specific considerations.

This Plan is a 20 year Plan and will be reviewed every 5 years to determine if the population and growth projections remain relevant and the policy guidelines and framework for development continues to reflect the needs of the Municipality. Amendments can be made to the Plan to reflect changing needs of the Municipality. Decisions regarding land use planning matters will be guided by the policies contained in this Plan.

1.2 OBJECTIVES OF THE PLAN

1.2.1 The objectives of this Plan form the foundation of planning principles and provide direction to manage change, guide future development and develop detailed policies and programs that stimulate economic growth, protect the environment and public health, promote the use of natural resources for the economic use and environmental benefits and reduce costs by restricting development in areas where there is risk of health, safety or property damage. This Plan recognizes that the economy of the Municipality is directly related to the quality of the environment. The plan seeks to balance the need to encourage economic development with the need to protect and maintain the environment. The objectives reflect the present and future needs and values of the Municipality and the residents of the Municipality and are as follows:

- (a) the Municipality is committed to actively seeking and encouraging new development that maintains the quality of life, maintains or improves the health of existing businesses and diversifies the economy;
- (b) the Municipality shall encourage patterns of development which facilitate the provision of local services with minimal or no impact on local finances and provides for the efficient use of land, infrastructure and public service facilities;
- (c) the Municipality shall preserve and enhance, where possible, the environmental quality of the area and minimize impacts of land uses on the natural environment and protect the integrity of ecosystems;
- (d) the Municipality shall encourage commercial and industrial opportunities that are compatible with the natural environment and are economically feasible;
- (e) the Municipality shall have regard for the importance of natural resources including mineral resources, agricultural resources, forest resources and fisheries and wildlife resources within the Municipality with respect to their contribution to the economic, social and well being of its residents;
- (f) the Municipality shall encourage the creation of housing which is affordable, accessible, adequate and appropriate to a full range of households in the Municipality and shall encourage that an adequate supply of land is available to meet the housing needs of its residents; and
- (g) with this Plan, the Municipality has established a policy framework that has regard for the Provincial Policy Statement with consideration of local conditions and circumstances.

1.3 AMENDMENT AND REVIEW

1.3.1 This Official Plan is not a static document. Although it provides some degree of flexibility, the Plan's provisions will be reviewed at five year intervals, pursuant to Section 26 of the Planning Act, to ensure that the policies are relevant and appropriate, in light of changing conditions and new provincial policy initiatives.

1.3.2 All official plan amendments are subject to the approval of the Minister of Municipal Affairs and Housing until such time as official plan amendments are exempt from Provincial approval.

1.4 RESPONSIBILITIES OF THE MUNICIPALITY OF NEEBING

- 1.4.1 With respect to official plans, the Municipality of Neebing has the responsibility to:
- (a) prepare Official Plans;
 - (b) review Official Plans from time to time and make amendments as necessary;
 - (c) advise and secure the views of the public, local authorities, agencies and boards with respect to their Official Plan and amendments; and
 - (d) review, consider and recommend local legislation, zoning by-laws and amendments, which implement the policies of the Official Plan.

1.5 OFFICIAL PLAN

- 1.5.1 This document constitutes the Official Plan of the Municipality of Neebing and has been prepared in accordance with the provisions of the Planning Act, and applies to all lands within the municipal boundary of the Municipality of Neebing.

1.6 TITLE

- 1.6.1 This Plan may be known as the "Official Plan for the Municipality of Neebing".

1.7 PUBLIC WORKS

- 1.7.1 Any public works undertaken in the Municipality of Neebing shall conform to the policies of this Plan, in accordance with Section 24 of the Planning Act and shall be planned and implemented in accordance to the applicable Class Environmental Assessment under the Environmental Assessment Act, as amended.

1.8 PRIVATE INTERESTS

- 1.8.1 Private interests must adhere to the policies of this Plan. The use of private lands will also be regulated in accordance with the Zoning By-laws pursuant to Section 34 of the Planning Act, and other By-laws passed under other relevant Provincial statutes.

SECTION 2 - GENERAL PROVISIONS

2.1 GENERAL

- 2.1.1 The following land use policies apply to all lands in the Municipality of Neebing unless specifically mentioned.
- 2.1.2 The designation of land for a particular use in this Plan only indicates that the land so designated may be considered for the designated use, subject to the more detailed criteria of this Plan and other legislation. There is no guarantee that any individual parcel may be used for any permitted use in a particular designation.

2.2 SUBDIVISION OF LAND

- 2.2.1 Consents shall only be granted that conform with the policies of this Plan provided that:
- (a) the retained and severed lot(s) can be adequately and safely serviced. The Thunder Bay District Health Unit or designated authority shall be consulted prior to consent approval being given to obtain support for the consent proposal;
 - (b) the soil and drainage conditions are adequate for the proposed use and permit the proper siting of buildings and the installation of private septic disposal systems;
 - (c) the lands front onto a public road that is maintained by the Municipality or the Province and is of an acceptable standard of construction, unless a consent is proposed on an island;
 - (d) where access is proposed from a provincial highway, the Ministry of Transportation shall be consulted prior to consent approval being given to obtain input and support regarding access and entrance permit requirements;
 - (e) no traffic hazard is created by the consent and safe access/egress to the retained and severed lot(s) is feasible;
 - (f) the consent does not result in land use conflicts with existing nearby uses;
 - (g) the lot size and configuration shall be suitable for the proposed use and, where possible, be consistent with adjacent development;
 - (h) the requirements of the Minimum Distance Separation Criteria I shall be adhered to when a consent for residential purposes is being proposed in proximity to existing livestock operations;
 - (i) the consent does not result in land locked parcel(s) being created;
 - (j) the proposed use can be safely located away from and outside of floodways of rivers and streams, use limitation areas, mine hazards and areas designated Environmental Protection; and
 - (k) the consent for lakefront residential lots will not be permitted in the Rural area on those lakes identified by the Ministry of the Environment as having reached their assimilative capacity, including Oliver Lake and Cloud Lake. The identification of other such lakes will be by an amendment to this Plan;
 - (l) subject to all other policies of this plan, not more than 4 lots, inclusive of the retained part shall be permitted from a parcel of land held under unity of ownership as of October 4, 1972.

2.2.2 The following may be considered as conditions of consent by the Municipality:

- (a) that the Zoning By-law be amended, if required;
- (b) that any necessary land for road widening, allowances or easements be dedicated to the Municipality or the Province;
- (c) that the applicant improve road access, grading, drainage, etc. to a standard satisfactory to the Municipality and/or the Province; and
- (d) that the applicant provide proof that the retained and severed lots can be adequately and safely serviced by potable private water supplies and private sanitary sewage disposal systems. Alternatively, with respect to water supply only, a notification agreement will be required that specifies that all offers of purchase sale or lease shall provide notice that no assessment has been conducted to determine the quality or quantity of groundwater available to service the lots or lots;
- (e) any other condition reasonable to the granting of the consent.

2.2.3 Notwithstanding the policies of this section, consents may be granted for the following technical purposes, provided that the retained and severed portions conform with the zoning by-law:

- (a) boundary corrections or adjustments;
- (b) lot enlargements;
- (c) discharge of mortgage;
- (d) road widening and road allowances; and
- (e) easements.

2.2.4 Subdivision of land by plan of subdivision shall be permitted provided that:

- (a) the lands can be provided with adequate services and utilities including the following:
 - (i) with plans of subdivision consisting of 5 lots or less the applicant shall provide proof that the lots can be adequately and safely serviced by potable private water supplies and private sanitary sewage disposal systems. Alternatively, with respect to water supply only, a notification agreement will be required that specifies that all offers of purchase sale or lease shall provide notice that no assessment has been conducted to determine the quality or quantity of the groundwater available to service the lot or lots.
 - (ii) with plans of subdivisions consisting of more than 5 lots, the applicant shall provide a report prepared by a qualified consultant, in accordance with the Ministry of the Environment's requirements, indicating that there is adequate water quality to meet the Ontario Drinking Water Standards and quantity available to service the subdivision; and
 - (iii) with plans of subdivisions consisting of more than 5 lots, where the proposed lots are 1 hectare or less, and are privately serviced by on-site sewage disposal systems, the applicant shall demonstrate by a report prepared by a qualified consultant, in accordance with the Ministry of the Environment's requirements, that there will be no cross contamination of water supplies between lots or adjacent lots;

- (b) the plan is considered to serve the public interest;
- (c) the plan is not deemed premature;
- (d) the development is not likely to adversely affect the economy or financial position of the Municipality if such subdivision is approved;
- (e) the development is directed away from hazard lands, use limitation areas and areas designated Environmental Protection; and
- (f) lakefront residential development will not be permitted on those lakes identified by the Ministry of the Environment as having reached their assimilative capacity. Cloud Lake and Oliver Lake have been identified as having reached their development capacity. The identification of other such lakes will be by an amendment this Plan.

2.3 PARKLAND DEDICATION

2.3.1 The dedication of lands or acceptance of cash-in-lieu of the land dedication for recreational purposes as a result of new development or redevelopment of land shall be in accordance with the following requirements:

- (a) the development or redevelopment of land for residential purposes may require a land dedication to the Municipality at a standard of 5% of that land being developed or redeveloped or cash-in-lieu based on 5% of the value of the land; and
- (b) development or redevelopment of land for commercial or industrial purposes may require a land dedication to the Municipality at a standard of 2% of the land being developed or redeveloped or cash-in-lieu based on a value of 2% of the land.

2.3.2 To ensure that parkland dedications are of an acceptable quality, all sites dedicated as parkland must be accepted by the Municipality and satisfy the following criteria:

- (a) be relatively level and are not required for drainage purposes, nor contain lands susceptible to flooding, having steep slopes or other physical features which are unsuitable for open space or park development;
- (b) be located within the community context to provide convenient and adequate access;
- (c) provide a reasonable park configuration to accommodate the dimensions and shape of large playing fields, i.e. soccer fields, baseball fields, etc.; and
- (d) be provided with basic service requirements.

2.4 PROVINCIAL HIGHWAYS

2.4.1 In addition to the requirements of the Municipality of Neebing, all development adjacent to provincial highways is subject to the safety and geometric requirements, and permits of the Ministry of Transportation prior to any construction or grading taking place.

2.5 ACCESSORY USES

- 2.5.1 Where a use is permitted in a land use designation, it is intended that uses, buildings or structures normally incidental, accessory and essential to the use will also be permitted.
- 2.5.2 Accessory dwellings above boat houses are not a permitted accessory use in any land use designation.

2.6 HOME INDUSTRIES AND HOME OCCUPATIONS

- 2.6.1 Home occupations and home industries are an important component of the economy of Neebing and may be permitted in association with a single detached residential use provided they are not offensive or create a nuisance as a result of noise, hours of operation, odour, traffic generation or other means and shall not detract from the principal residential use.
- 2.6.2 The Zoning By-law shall contain regulations with respect to home industries and home occupations. These regulations shall indicate, among other matters, the zones in which home industries and home occupations are permitted and appropriate buffering for home industries. Home Industries and Home Occupations which may conflict with surrounding uses such as welding shops, autobody repair shops, machine shops, blacksmith shops and sawmills shall be considered in the "Rural" designation subject to an amendment to the zoning by-law and subject to the use of appropriate mitigative measures such as buffering and separation distances to reduce and minimize conflict between adjacent residential uses.
- 2.6.3 Generally, home occupations shall include occupations or professions which are conducted entirely within a dwelling unit, while home industries are conducted primarily within an accessory building.
- 2.6.4 The home industry or home occupation shall be secondary to the main use of the property and not generate adverse or incompatible effects with the surrounding area. The home industry or home occupation shall relocate to an appropriately zoned site at such time when the home industry or home occupation can no longer be considered secondary to the main residential use of the property.
- 2.6.5 Access approval from the Ministry of Transportation is required for those home industries or home occupations that have access from a provincial highway.

2.7 GROUP HOMES

- 2.7.1 Group homes are permitted in all areas residential uses are permitted subject to a zoning by-law amendment and shall be licensed or approved under the appropriate provincial statute.
- 2.7.2 A Group Home is defined as a housekeeping unit in a residential dwelling in which a maximum of 6 residents, excluding staff, live as a family under responsible supervision.
- 2.7.3 Only those group homes that can be supported by the existing level and range of

community, social and medical services available in the Municipality shall be permitted.

2.8 BED AND BREAKFAST

2.8.1 Bed and Breakfast establishments may be permitted in association with a single detached residential use, based upon the following criteria:

- (a) a Bed and Breakfast establishment shall have sufficient site area to accommodate on-site amenities and adequate site parking facilities;
- (b) a Bed and Breakfast establishment shall be located in a residential dwelling, be secondary to the main residential use, contain no more than 3 guest rooms and be operated by a resident of the dwelling;
- (c) should external expansion be required to the dwelling to accommodate the proposed tourist facility, the character of the residential use shall be maintained.

2.9 GARDEN SUITES

2.9.1 Garden suites are permitted as an accessory use to a single detached dwelling for temporary accommodation for a maximum of ten (10) years pursuant to Section 39 of the Planning Act. An agreement may be required between the homeowner and the Municipality with the following provisions:

- (a) the garden suite shall not be permitted to separate by consent from the main residential dwelling on the lot;
- (b) the design, mass and location of the garden suite should compliment the main residential dwelling. A mobile home may be used as a garden suite;
- (c) the garden suite should utilize and connect to the services used by the main dwelling. Clearance from the Thunder Bay District Health Unit or designated authority is required to permit the garden suite to connect to the septic system servicing the main dwelling;
- (d) the name of the person(s) who is to live in the garden suite; and
- (e) when the garden suite will be removed.

2.10 MOBILE HOME PARKS

2.10.1 Mobile home parks will not be permitted in the Municipality of Neebing.

2.11 CROWN LANDS

2.11.1 The Ministry of Natural Resources is responsible for the administration of Crown lands and waters. The Ministry of Natural Resources is encouraged to have regard for the policies and schedules of this Plan and to consult with the Municipality with respect to the use and disposition of Crown lands within the Municipality. Also, the Department of Fisheries and Oceans and the Lakehead Region Conservation Authority are responsible for fish habitat areas.

2.11.2 Authorization for occupation or use of Crown lands is required from the Ministry of Natural Resources.

2.11.3 The Municipality recognizes that resource management activities on Crown lands

and waters are desirable for environmental, social and economic reasons. Resource management activities shall be conducted in accordance with the standards and guidelines established by the Province.

2.12 WAYSIDE PITS AND QUARRIES

- 2.12.1 A wayside pit or wayside quarry means a temporary pit or quarry opened and used by a public road authority or their agent, solely for the purposes of a particular road project or contract of road construction or maintenance. Accessory aggregate processing operations such as crushing, screening, washing and stockpiling of aggregate product are also considered to be permitted uses in a wayside pit or quarry.
- 2.12.2 Wayside pits and quarries are permitted throughout the Municipality except for the following:
- (a) within 120m of a neighbouring residence or dwelling; and
 - (b) within areas designated Environmental Protection and Watershed Reserve.
- 2.12.3 No aggregate processing equipment or wayside pit or quarry shall operate in the Municipality of Neebing unless there is a valid Certificate of Approval under the Environmental Protection Act and location approval has been issued by the Ministry of the Environment.
- 2.12.4 The opening of wayside pits and quarries shall be permitted without an amendment to this Plan or the Zoning By-law provided that the Municipality of Neebing is given adequate notice and an opportunity to express concern regarding the opening of the pit or quarry.
- 2.12.5 The Ministry of Transportation shall ensure that wayside pits and quarries used for its purposes are rehabilitated.

2.13 PORTABLE ASPHALT PLANTS

- 2.13.1 A portable asphalt plant means a facility with equipment designed to heat and dry aggregate and to mix aggregate with bituminous asphalt to produce asphalt paving material, and includes stockpiling and storage of bulk materials used in the process. A portable asphalt plant is not of permanent construction, but is designed to be dismantled and moved to another location as required.
- 2.13.2 Portable asphalt plants used by a public road authority or their agents, shall be permitted throughout the Municipality, subject to the approval of the Ministry of the Environment, except for the following locations:
- (a) within 120m of a neighbouring existing residence or dwelling; and
 - (b) within areas designated Use Limitation Environmental Protection and Watershed Reserve.
- 2.13.3 Portable asphalt plants are permitted without an amendment to this Plan or the Zoning By-law provided the Municipality of Neebing is given adequate notice and has an opportunity to provide input regarding the location of the plant.

- 2.13.4 No portable asphalt plant shall operate in the Municipality of Neebing unless there is a valid Certificate of Approval under the Environmental Protection Act and location approval has been issued by the Ministry of the Environment.
- 2.13.5 Portable asphalt plants shall be removed from the site and the site rehabilitated upon completion of the road project.

2.14 SERVICING

- 2.14.1 Municipal water and sanitary sewer distribution and treatment systems are not available to the residents or business community of Neebing and the provision of such services are not contemplated over the life of this Plan. The principle means of servicing development in Neebing will continue to be by private individual water and septic disposal systems.
- 2.14.2 The Municipality will not accept ownership or responsibility for the operation or maintenance of communal water and sewage systems.

2.15 DRAINAGE

- 2.15.1 The management and removal of storm water is the responsibility of the property owner and must be managed to the satisfaction of the Province, the Lakehead Region Conservation Authority and the Municipality in accordance with the Ontario Water Resources Act, if applicable. In addition, the management and removal of storm water on properties adjacent to provincial highways requires the approval of the Ministry of Transportation. Where required under the federal Fisheries Act, the Department of Fisheries and Oceans should be consulted prior to the approval for those storm water management systems that discharge directly to streams, rivers and lakes with fisheries resources.
- 2.15.2 A storm water drainage report or other water quality assessment which demonstrates that the function and quality of existing watercourses and the quantity and quality of ground water resources is not adversely impacted may be required prior to approving development which impacts on these resources. Where adverse impacts are anticipated, mitigative measures during and after construction to control sedimentation, erosion and flooding will be required. The direct discharge of storm water to water bodies should be avoided where possible.

2.16 ENVIRONMENTAL PROTECTION

- 2.16.1 No development shall be permitted that results in the unacceptable degradation of the quality and integrity of natural heritage features and areas including air, water, land and plant and animal life. Where the quality and integrity of natural heritage features and areas has been diminished to an unacceptable level, the Municipality shall encourage its restoration or remediation to healthy conditions. Development that results in harmful alteration, disruption or destruction of fish habitats shall not be permitted, unless approval has been obtained from the Department of Fisheries and Oceans.
- 2.16.2 Ground water resources are used as a source of potable water supply and as such no development shall be permitted that results in the unacceptable degradation of ground water resources.

2.17 LAND USE COMPATIBILITY

2.17.1 As much as possible land use conflicts should be avoided. The encroachment of sensitive land uses and industrial uses on one another is discouraged. Buffering and separation distances in accordance with the Ministry of the Environment's guidelines shall be incorporated between sensitive and industrial uses to minimize potential adverse effects, such as noise, odour, vibration, particulate and other contaminants.

SECTION 3 - DEVELOPMENT CONSTRAINTS

3.1 GENERAL

- 3.1.1 Certain land use development constraints have been identified on Schedules “A” through “F” and should be read in conjunction with the policies of this Plan. In certain circumstances, new development is to be protected from impacts of an identified development constraint, while in other circumstances the sensitive nature of an identified development constraint is to be protected from potential adverse impacts from new development.

3.2 SENSITIVE AREAS

- 3.2.1 Sensitive areas are natural heritage features and areas that may be impacted by development and have been identified for natural and ecological functions and include such areas as wetlands, wildlife and fish habitat areas, sites with rare and endangered plant, animal or fish species and areas of natural and scientific interest and value for protection for study and education. Sensitive areas are placed in the Environmental Protection designation and new sensitive areas, when identified, will also be placed in the Environmental Protection designation, by an amendment to this Plan. In addition, sensitive areas will be placed in a separate zone category in the Zoning By-law.
- 3.2.2 Significant portions of the habitat of endangered and threatened species will be identified through consultation with the province. Development and site alteration will not be permitted within these areas.
- 3.2.3 With the exception of significant portions of habitat areas of endangered and threatened species, development may be permitted in sensitive areas or adjacent to sensitive areas subject to an amendment to the Official Plan and Zoning By-law and provided it is demonstrated that there will be no negative impact on the natural or ecological function of the natural feature in accordance with the criteria set out in Policy 4.6.5. Possible mitigative measures that may be required to protect against negative impact are subject to the approval of the Municipality. Development that results in harmful alteration, disruptions or destruction of fish habitats shall not be permitted, unless approval has been obtained from the Department of Fisheries and Oceans.

Areas adjacent to sensitive areas shall include lands within 120 metres of wetlands, and lands within 30 metres of watercourses and water bodies. For the habitat of endangered and threatened species, adjacent lands shall be defined in consultation with the Province, and shall generally include lands within 50 metres of significant portions of the habitat of endangered and threatened species; however, greater or lesser distances for adjacent land widths may be defined based on site and species-specific considerations.

- 3.2.4 New utilities/facilities and infrastructure should be located outside of or beyond the limits of sensitive areas.

3.3 USE LIMITATION AREAS

- 3.3.1 Use limitation areas are those areas that have some form of restriction or hazard to development due to physical characteristics of the area, such as steep slopes, erosion susceptibility, floodways of creeks, streams and rivers, unstable soils or any other such physical condition that would pose a risk of loss of life, property damage or social disruption.
- 3.3.2 Use limitation areas will be placed in a separate zone category in the Zoning By-law and any development within an area identified as Use Limitation will require an amendment to the Zoning By-law except for agriculture, conservation, forestry management, mineral exploration, wildlife management, passive recreational uses, public utilities and infrastructure which are permitted in Use Limitation areas.
- 3.3.4 Any development which involves the channelization, diversion, damming, walling and dredging of a natural watercourse, or the installation of a culvert, causeway or dock in a natural watercourse, or any work below the high water mark, is subject to the approval of the Ministry of Natural Resources/Lakehead Region Conservation Authority. Approval of the federal Department of Fisheries and Oceans may also be required and the Lakehead Region Conservation Authority as its agent, should be consulted prior to approval being given.
- 3.3.5 Development, other than agriculture, conservation, forestry management, mineral exploration, public utilities, wildlife management, passive recreational uses and infrastructure, shall not be permitted in a Use Limitation area unless it can be demonstrated that the potential hazard for which the area has been identified will not result in public health, safety or potential property damage, that no new hazards are created or existing hazards aggravated, and no adverse environmental impacts will result from the development to the satisfaction of the Province/Lakehead Region Conservation Authority and the Municipality.
- 3.3.6 The erection and/or construction buildings or structures, or additions thereto, or the placement or removal of fill material within or adjacent to any inland watercourse shall only be permitted provided appropriate site mitigation against any natural hazard has occurred and there is no danger to public safety, public health or property damage to the satisfaction of the Province/Lakehead Region Conservation Authority and the Municipality of Neebing.
- 3.3.7 Existing uses shall be recognized despite the natural hazardous characteristics of the land. Expansions to such uses will, however, be discouraged unless they are in conformity with the following:
- (a) reconstruction and/or minor alterations to existing buildings or structures are approved by the Province/Lakehead Region Conservation Authority; and
 - (b) additions or extensions which are not likely to incur significant flood damage or will not result in impediments to flow or floodwater storage, which are approved by the Province/Lakehead Region Conservation Authority.

3.4 ARCHAEOLOGICAL AND CULTURAL HERITAGE RESOURCES

- 3.4.1 The Municipality recognizes that there may be archaeological remnants of prehistoric and early historic habitation within the Municipal boundaries, areas exhibiting archaeological potential, cemeteries and burials, buildings and structural remains of historical and architectural value, heritage landscapes and areas of historic and scenic interest. The Municipality of Neebing encourages the identification, conservation, protection and rehabilitation of archaeological and cultural heritage resources, as well as encourages and fosters public awareness, participation and involvement in the conservation of these resources. There is likely the potential for archaeological resources along the shoreline of primary lakes and rivers, or within areas having favourable physiographical and cultural characteristics such as pockets of sandy soils, raised topography, or unusual landforms, known significant heritage areas, such as portage routes or places of past settlements.
- 3.4.2 Development proposed in areas known to have a potential for archaeological resources shall be assessed by qualified archaeologist licensed under the Ontario Heritage Act to determine the nature and extent of the resource prior to development approval being granted. Any archaeological assessment report conducted by a licensed archaeologist must be in compliance with the guidelines set out by the Province.
- 3.4.3 Should an archaeological assessment determine that significant archaeological resources are present on a site, the resource shall be documented and conserved to the satisfaction of the Province through excavation or on-site preservation, prior to final approval of the development proposal. A zoning by-law protecting the identified archaeological resource may be considered by Council.
- 3.4.4 The Ontario Heritage Act may be utilized to conserve, protect and enhance any identified cultural heritage resources in the Municipality. Council may by by-law designate for protection and conservation individual properties and/or districts of historic and/or architectural value or interest.
- 3.4.5 A Local Architectural Conservation Advisory Committee (LACAC) may be established under the Ontario Heritage Act to advise and assist Council on matters related to Parts IV and V of the Act and on other matters of cultural heritage conservation.
- 3.4.6 Council shall consult with the appropriate government agencies, including the Ministry of Citizenship, Culture and Recreation and the Ministry of Consumer and Commercial Relations when an identified human cemetery including a marked or unmarked human burial is affected by land use development. The provisions of the Ontario Heritage Act and the Cemeteries Act shall apply.
- 3.4.7 The Municipality of Neebing shall have regard for cultural heritage resources in the undertaking of municipal public works when developing land or properties owned by the Municipality, or any similar municipal undertaking causing impact. Where necessary, Council will require satisfactory measures such as archaeological or cultural assessments to mitigate any negative impacts on significant heritage resources.

3.5 FORESTRY

- 3.5.1 Forest resources provide a significant economic, social and environmental benefit in the form of income from forest products;
- (a) recreation;
 - (b) education;
 - (c) soil and water conservation;
 - (d) wildlife habitat;
 - (e) buffers between land uses; and
 - (f) natural amenities.
- 3.5.2 Property owners are encouraged to ensure that forest resources on their property are properly managed and may obtain information and assistance on the management of forest resources from the Ministry of Natural Resources.
- 3.5.3 The maintenance of forest cover along river and stream banks is encouraged and reforestation in areas where forest resources have been depleted is encouraged.
- 3.5.4 Certain areas of the Municipality are highly susceptible to damage caused by forest, brush and/or grass fires. Forest fire prevention and hazard reduction activities are desirable for environmental, economic and social reasons.
- 3.5.5 Development of land adjacent to or within high fire risk areas should incorporate design measures and construction techniques which will minimize damage resulting from a forest, brush or grass fire. Such measures may include identifying access and escape routes, layout of fire breaks and building and property maintenance.

3.6 AGGREGATE RESOURCE AREAS

- 3.6.1 Located throughout the Municipality are local aggregate extractive sites which provide a local source of aggregate. Existing aggregate operations shall be protected from incompatible land uses.
- 3.6.2 Development adjacent to existing aggregate operations will be permitted provided that the development does not restrict access to the resource. If access to the resource is restricted as a result of development, the development may be permitted provided that:
- (a) the use of the resource is not feasible; or
 - (b) the development or use serves a greater long term public interest; and
 - (c) issues of public health, safety and environmental impact are addressed.
- 3.6.3 The use of aggregate processing equipment such as crushers and screening plants requires a Certificate of Approval and location approval from the Ministry of the Environment.

3.7 AREA OF MINERAL RESOURCE POTENTIAL

- 3.7.1 The majority of the Municipality has been identified as an area of mineral resource potential as shown on Schedule "A". Development of land that does not restrict

access to an identified resource or the establishment of a new mining operation is permitted in areas of mineral resource potential.

- 3.7.2 Mineral mining operations will be protected from activities that would preclude or hinder their expansion, continued use or which would be incompatible for reasons of public health, safety and environmental impact.
- 3.7.3 Rehabilitation of mineral extractive sites will be required after extraction and other related activities have ceased to the satisfaction of the Province and the Municipality. Mine closure plans shall be submitted to the Municipality for input.

3.8 MINE HAZARDS

- 3.8.1 Development in proximity to the mine hazards shall be prohibited unless access or development is required to remediate a specific mine hazard. Once an existing mine hazard has been rehabilitated to the satisfaction of the Province, development in proximity to the mine hazard may be permitted in accordance with the policies of the Official Plan and the Zoning By-law.
- 3.8.2 Progressive rehabilitation is required for any mine hazard in accordance with the requirements of the Province and input from the Municipality.

3.9 CONTAMINATED SITES

- 3.9.1 Prior to approving development on lands that have been contaminated by previous uses, a Record of Site Condition shall be prepared by a qualified consultant, in accordance with the Ministry of the Environment guidelines, which identifies the extent of the contamination and summarizes information about the site, including the site condition to be achieved through restoration. Any site restoration works required to remediate the site shall be undertaken in accordance with the Ministry of the Environment's requirements and standards.
- 3.9.2 Lands that have been contaminated by previous uses will be placed in a holding zone. The holding symbol shall be lifted and the lands zoned for its designated use once the site has been remediated to acceptable conditions for the new use.

3.10 WASTE DISPOSAL SITES

- 3.10.1 Development shall be prohibited on all waste disposal sites located in the Municipality, including closed sites. Waste disposal sites are considered an industrial use and have been identified as a land use constraint on Schedules "A" through "F".
- 3.10.2 Development proposed within 500 metres of an existing or closed waste disposal cell shall not be approved under a plan of subdivision, consent or building permit unless it can be demonstrated that there is no evidence of leachate, methane gas migration or other contaminants present in the soils or ground water supply to the satisfaction of the Ministry of Environment and the Municipality of Neebing.
- 3.10.3 The current waste disposal sites in the Municipality have approximately 20 years of capacity available. Planning for a new site or expansion to the existing site(s) should

commence 5 years prior to the current capacity being exhausted and in accordance with the Class Environmental Assessment requirements under the Environmental Protection Act.

SECTION 4 - LAND USE POLICIES

4.1 GENERAL

- 4.1.1 Land use designations have been established for Municipality of Neebing. The Land Use Plan as detailed on Schedules "A" through "F" illustrate the land use designations. Schedules "A" through "F" should be read together in conjunction with the policies of this Plan.
- 4.1.2 The intent of this section of the Plan is to promote the optimum land use function by minimizing land use conflicts and providing an attractive development pattern consistent with existing land uses and economic development of the Municipality.

4.2 AGRICULTURAL AREA

- 4.2.1 It is the objective of the Agricultural area:
- (a) to encourage the preservation of agricultural lands for agricultural purposes;
 - (b) to direct non-farm uses to the Rural or Lakefront Residential areas;
 - (c) to minimize the impact of non-farm uses on agricultural operations;
 - (d) to protect and enhance the natural amenities, character and lifestyle of the agricultural area; and
 - (e) to encourage the growth of the agribusiness industry in appropriate locations.

Permitted Uses

- 4.2.2 Permitted uses in the Agricultural area include:
- (a) agricultural uses such as the growing of crops, raising of livestock and other animals for food or fur, including buffalo, caribou, fish, etc. greenhouse operations, horticulture and farm related residential uses;
 - (b) secondary agricultural uses secondary to farming operations such as home occupations, home industries and uses that produce value added agricultural products from the farm operation; and
 - (c) small scale agriculture related commercial and industrial uses that are required to locate in close proximity to farming operations. A site plan agreement pursuant to Section 41 of the Planning Act may be required for agricultural or farm related commercial and industrial uses.
- 4.2.3 Other compatible uses such as forestry, conservation, wildlife management uses and mineral exploration are permitted in the Agricultural area.
- 4.2.4 Aggregate extraction, mining activities and mineral extraction are permitted in Agricultural areas subject to an amendment to the Zoning By-law provided the site is rehabilitated so that relatively the same area and the same average soil quality for agriculture is restored and in accordance with the provisions of Section 4.3.33 for aggregate extraction and Section 4.3.36 for mining activities and mineral extraction.

Agricultural Development

- 4.2.5 Agricultural parcels and farm operations shall be maintained in units which are large enough to maintain flexibility to adapt to changing economic conditions of the agricultural industry.
- 4.2.6 Development within the Agricultural area shall not conflict with existing livestock operations and must comply with the Minimum Distance Separation I criteria, as amended from time to time. New and/or expansions to existing livestock operations shall comply with the Minimum Distance Separation II criteria, as amended from time to time.
- 4.2.7 Permanent or portable farm help houses may be permitted for farm help where the size and/or nature of the farming operation makes the employment of such help necessary and where these additional dwellings do not have significant negative effect on the tillable area of the farm or its viability. Farm help houses shall be constructed/erected in close proximity to the principal farm buildings so that the farm help house is considered to be an integral part of the farming operation. The farm help house may share services with the principle residence provided clearance is obtained from the Thunder Bay District Health Unit that the septic system serving the principal residence has adequate capacity to accommodate the farm help house. A farm help house shall not be constructed/erected with the intention of severing it from the farming operation in the future.
- 4.2.8 Consents involving agricultural lands are generally discouraged and shall be permitted provided:
- (a) the severed and retained lots are intended for agricultural use and are of a size appropriate for the agricultural use;
 - (b) the consent is for an agricultural related use;
 - (c) the consent is for a residence surplus to a farming operation as a result of farm consolidation; and
 - (d) the consent is for a retirement lot for the farmer who is retiring from active working life and has been farming on or before January 1, 1994 and has owned and operated the farm for a substantial number of years.
- 4.2.9 Lots created for residential uses in the Agricultural area shall be of a size large enough to accommodate the residence, plus on-site individual water and septic disposal systems and should be located in such a way to avoid the most productive portion of the farm and be in accordance with the Minimum Distance Separation I criteria.

4.3 RURAL AREA

- 4.3.1 It is the intent of this Plan to maintain the rural character and environment of the Rural area of the Municipality of Neebing while at the same time promoting the Rural area for recreation and tourism related activities and uses. The Municipality is capable of supporting development that is resource and non-resource based. It is not realistic to attempt to precisely define where these uses may best occur. Rather, a general Rural land use designation in which these uses can be accommodated in

accordance with the specific policies of this Plan and through the implementation of the Zoning By-law and zoning amendments, would allow flexibility in determining the appropriate uses of land.

- 4.3.2 The Rural area is characterized as a low density, multi-purpose area in which a variety of land uses can be accommodated in a compatible manner consistent with the rural character of the Municipality.

Permitted Uses

- 4.3.3 Permitted uses in the Rural area include rural residential dwellings, agricultural uses, hobby farms, institutional uses, recreational and open space uses, tourist and general commercial uses, and industrial uses including extraction of peat for horticulture or fuel purposes. It is also the intent of the Rural designation to permit and encourage such rural uses as forestry, aggregate extraction, mining and mineral exploration, trapping, resource management and conservation uses.

Notwithstanding anything contained in this plan in the case of the East Subdivision of Section 2, Concession 6 of the Geographic Township of Crooks, now the municipality of Neebing lying south and west of the Cloud River, no campground, recreational vehicle park, mobile home park or boat launching facility shall be permitted.

- 4.3.4 It is the intent of the Rural land use designation to:
- (a) maintain the low density rural character of the Municipality;
 - (b) provide flexibility by permitting a variety of land uses; and
 - (c) to allow development of natural resources and economic activities in a manner compatible with the rural character which balances protection of natural resources with the need for economic diversification.
- 4.3.5 While land in the Rural designation may be developed for a variety of uses, regard shall be given to ensure that development is compatible with surrounding land uses and appropriate for the site before development approval is given.

Rural Residential Development

- 4.3.6 Rural residential uses shall be permitted in the Rural designation on existing lots of record and on lots created through the consent and subdivision process in accordance with the policies of this Plan (Section 2.2) and provided that:
- (a) new lots for rural residential uses must be a minimum area necessary for the use permitted and the installation of a private water supply and sanitary sewage disposal system approved by the Thunder Bay District Health Unit or designated authority. However, no new residential lot shall be smaller than 1.0 hectares;
 - (b) new rural residential uses should be a reasonable distance and are oriented away from industrial uses to minimize the adverse effects of odour, dust, noise, vibration and other contaminants. The Ministry of the Environment may be consulted to obtain input with respect to separation distances and

- buffering requirements for residential development adjacent to industrial uses;
- (c) new rural residential uses should not conflict with existing agricultural operations and will comply with the Minimum Distance Separation Criteria I, as amended from time to time; and
 - (d) in the Rural area a maximum of 4 residential lots per holding can be created by consent from a parcel of land held under unity of ownership as of October 4, 1972, inclusive of the retained part provided all of the above matters and other policies of this Plan can be suitably addressed.
- 4.3.7 The permitted residential uses in the Rural area in addition to single detached residential uses include boarding or lodging houses, bed and breakfast establishments, group homes, garden suites and home occupations, home industries may also be permitted and will be evaluated based on their compatibility in terms of scale, design and fit with the physical character of the rural environment.
- 4.3.8 Plans of subdivisions for rural residential purposes of more than 5 lots shall require a planning study that addresses the following considerations:
- (a) long term servicing impacts, environmental factors and impact on surrounding land uses;
 - (b) the scale and design of the development is compatible with the surrounding development and rural character in general;
 - (c) any necessary infrastructure and public facilities can be provided or are available to service the development in an efficient manner; and
 - (d) a water quality/quantity assessment prepared by a qualified consultant, in accordance with the Ministry of the Environment requirements, which demonstrates that there is adequate water quantity and quality available to meet the domestic requirements of the development.
- 4.3.9 Plans of subdivisions for rural residential purposes within 100 metres of the Highway 61 shall require a noise impact study prepared by a qualified noise engineer that addresses potential land use conflicts resulting from noise associated with Highway traffic and identifies noise control and mitigative measures including site design requirements.

Agricultural Development

- 4.3.10 Agricultural farm parcels and farm operations in the Rural area shall be maintained in units which are large enough to maintain flexibility to adapt to changing economic conditions of the agricultural industry. Farm help houses may be permitted subject to the policies of 4.2.6.
- 4.3.11 Development within the Rural area shall not conflict with existing livestock operations and must comply with the Minimum Distance separation I criteria as amended from time to time. New and/or expansions to existing livestock operations shall comply with the Minimum Distance Separation II criteria, as amended from time to time.

4.3.12 Hobby farms generally consist of smaller parcels of land than an agricultural operation and are not the principal source of income for the owner. Farm help houses are not permitted for hobby farms.

Commercial Development

4.3.13 Commercial uses providing convenience or retail services, highway commercial uses, recreational commercial uses, tourism commercial uses and retail and personal business services may be permitted in the Rural area subject to an amendment to the Zoning By-law provided that:

- (a) the size and scale of use is compatible with the surrounding rural environment and there is not adverse impact on the amenity and character of the rural environment;
- (b) buffering and separation distances to the satisfaction of the Municipality shall be provided where a commercial use is located adjacent to a residential or recreational use;
- (c) parking is provided in accordance with the Zoning By-law; and
- (d) a site plan agreement pursuant to Section 41 of the Planning Act may be required.

4.3.14 Commercial uses shall be regulated by separate zone categories in the Zoning By-law. The Zoning By-law shall require increased side yard and rear yard setbacks and/or appropriate landscaping and buffering provisions between commercial uses and residential or institutional uses.

4.3.15 New commercial uses should not conflict with existing agricultural operations and will comply with the Minimum Distance Separation Criteria I, as amended from time to time.

4.3.16 When considering an application to establish a commercial use or uses, the Municipality shall have regard for the following:

- (a) the compatibility of the proposed use with the surrounding area;
- (b) the physical suitability of the site for the proposed use;
- (c) the adequacy of the street system to accommodate access and traffic generated from the proposed commercial use;
- (d) the convenience and accessibility of the site for both pedestrian and vehicular traffic; and
- (e) the adequacy of utilities and on-site servicing considerations.

4.3.17 The design of commercial uses shall be compatible with the character of the surrounding area. The following design criteria should be given consideration to the development and redevelopment of all commercial lands:

- (a) the provision of landscaped areas that provide a buffer and screening to adjacent residential and institutional uses;
- (b) open storage of goods and materials be permitted in accordance with the provisions of the Zoning By-law;
- (c) loading and unloading areas shall be provided off-street and in the rear or

- (d) side yard where possible; and
 (d) off-street parking facilities be provided in accordance with the provisions of the Zoning By-law.
- 4.3.18 Tourist commercial uses such as hotels, lodges, commercial recreational facilities, marinas and similar type of uses are permitted as a means to encourage the expansion of the tourism industry in the Municipality. These uses shall be permitted subject to the criteria established in Policy 4.3.17 and provided there is no adverse impact on the surrounding properties relating to traffic, noise, intensity of use or environmental considerations.
- 4.3.19 Commercial uses along Highway 61 shall be developed in an attractive manner to provide a positive statement to the Municipality and open storage may be permitted provided the storage areas will not detract from the character of the area.
- 4.3.20 Automobile traffic and off-street parking are also a major design consideration for commercial development along Highway 61. Where appropriate, service roads and joint entrances between commercial uses shall be encouraged to minimize traffic conflicts.
- 4.3.21 For those uses that provide for the storage or use of fuel products, a hydro geotechnical assessment may be required to address such matters as the potential for ground water contamination and leachate from fuel storage facilities.
- 4.3.22 Accessory residential uses to a commercial use may be permitted for a caretaker, employee or proprietor of the commercial use, subject to the following criteria:
- (a) the residential use shall not detract from the prime function of the commercial use;
 - (b) amenity area shall be provided for the residential use and shall be separate from any public amenity area provided in conjunction with the commercial use; and
 - (c) parking shall be provided for the residential use in conjunction with the requirements for the commercial use as determined in the Zoning By-law.

Industrial Development

- 4.3.23 Industrial development in the Rural area will generally be for dry industrial uses which use water for domestic purposes only and which result in the production of domestic sewage only. Domestic sewage does not include plant or chemical effluent used in a manufacturing process. Other industrial uses that provide their own water supply and effluent treatment will be permitted subject to approval from the Ministry of the Environment.
- 4.3.24 Industrial uses that may be permitted in the Rural area subject to an amendment to the Zoning By-law include dry manufacturing, assembling, fabricating, servicing, storage of goods and raw materials, warehousing, wholesaling and service sector industries including transportation, communication, government services and waste disposal facilities. In addition, industrial uses related to a natural resource such as mineral exploration, mining, mineral aggregate resource extraction operations,

forestry industries and peat extraction are permitted subject to an amendment to the Zoning By-law. Commercial hydro electric generating facilities may be permitted subject to an amendment to this Plan and the Zoning By-law, but shall not include individual residential hydro generation facilities.

- 4.3.25 Uses that are incidental or associated with an industrial use, such as retailing or wholesaling, may be permitted. Also, an accessory residential dwelling may be permitted for the owner or employee or the industrial use provided that the dwelling is not severed from the industrial use.
- 4.3.26 Industrial uses shall have regard for the proximity of residential uses or other sensitive land uses, exposure to major roadways and the degree to which the industrial use affects the physical and aesthetic characteristics of the rural environment.
- 4.3.27 It is the intent to permit industrial development to expand the Municipality's industrial base to provide for improved employment opportunities within the Municipality.
- 4.3.28 Industrial uses may be subject to site plan control pursuant to Section 41 of the Planning Act.
- 4.3.29 The Zoning By-law shall regulate industrial uses through the establishment of appropriate industrial zone categories and shall address among other matters the need for a compatible environment for industries free from interference and restriction by other uses and the protection of adjacent uses from the effects of industry.
- 4.3.30 Wherever industries abut residential, institutional, recreational or other similar uses, adequate buffering will be required by measures such as landscaping, plantings, fencing and separation distances in order to minimize the impact of the industrial activity including visual appearance. Buffering and separation distances shall be in accordance with the Ministry of the Environment guidelines and to the satisfaction of the Municipality.
- 4.3.31 Industrial uses which are exposed to Highway 61 shall be developed in an attractive manner to provide a positive statement to the Municipality. To achieve this, building and site design should have consideration of the following design standards:
- (a) open storage may be permitted provided the storage areas are screened so that the storage areas will not detract from the intended character of the area;
 - (b) off-street parking and loading areas will be provided in accordance with the Zoning By-law;
 - (c) all industrial activities will be encouraged to locate within wholly enclosed buildings unless it is essential for an activity to locate outdoors, in which case the industrial use will be suitably screened and buffered from the Highway; and
 - (d) development or redevelopment of industrial uses shall comply with the applicable standards of the Ministry of the Environment regarding emissions and noise.

- 4.3.32 For those uses that provide for the storage or use of fuel products, a hydrogeotechnical assessment may be required to address such matters as the potential for ground water contamination and leachate from fuel storage facilities.
- 4.3.33 Aggregate extraction operations shall be permitted in the Rural area subject to an amendment to the Zoning By-law and provided that:
- (a) the operation is compatible with surrounding land uses;
 - (b) adequate buffering is provided;
 - (c) a site plan agreement pursuant to Section 41 of the Planning Act is required. The agreement shall address the following matters, but not be limited to:
 - (i) hours of operation;
 - (ii) location of proposed buildings, machinery and equipment;
 - (iii) setbacks, landscaping and buffering;
 - (iv) storm water management;
 - (v) existing and anticipated final grades of excavation;
 - (vi) access/egress;
 - (vii) haulage routes;
 - (viii) improvements/maintenance to Municipal roads as a result of increased truck traffic on existing roads; and
 - (ix) site rehabilitation
 - (d) there is a need for additional aggregate extraction operations;
 - (e) the Ministry of the Environment is satisfied with respect to the disposal of liquid wastes, pumping operations and the control of air and noise pollution, among other matters; and
 - (f) no excavation, building, equipment, machinery or stockpiling of material is allowed:
 - (i) within 120 metres of a lot line of an adjacent lot used for residential, recreational, institutional or commercial purposes;
 - (ii) within 30 metres of any road or road allowance; and
 - (iii) setbacks from a residence for a quarry with blasting operations shall be determined on a case by case basis.
- 4.3.34 Aggregate processing operations, such as crushing, screening and washing of aggregate products are considered an accessory use to an aggregate extraction operation and may be permitted provided setbacks for buildings, machinery and equipment from lot lines is determined on a site specific basis in consultation with the Municipality of Neebing and with the Ministry of the Environment through the issuance of a Certificate of Approval.
- 4.3.35 Related aggregate industrial uses such as asphalt plants, concrete batching plants and aggregate recycling operations may also be permitted provided they are compatible with adjacent land uses and subject to an amendment to the Zoning By-law.
- 4.3.36 Mining operations shall be permitted in the Rural area subject to an amendment to the Zoning By-law and provided that:
- (a) the operation is compatible with the surrounding land uses;
 - (b) adequate buffering is provided;
 - (c) a site plan agreement pursuant to Section 41 of the Planning Act is required and such agreement shall address the following matters, but not be limited to:

- (i) hours of operation;
- (ii) location of proposed buildings, machinery and equipment;
- (iii) setbacks, landscaping and buffering;
- (iv) storm water management;
- (v) existing and anticipated final grades of excavation;
- (vi) access/egress;
- (vii) haulage routes;
- (viii) improvements/maintenance to Municipal roads as a result of increased truck traffic on existing roads; and
- (ix) progressive site rehabilitation.

4.3.37 The reuse of industrial land for alternative land uses shall be considered in accordance with the provisions of Policy 3.9.1

Institutional Development

4.3.38 It is the intent of this Plan to provide for appropriately located public and private institutions that are accessible to the people they serve, while not having an adverse affect on the surrounding area. Permitted institutional uses include government buildings, public service facilities, churches, schools, library, cemetery and other similar uses.

4.3.39 Institutional uses may be permitted in the Rural area subject to an amendment to the Zoning By-law in accordance with the following:

- (a) adequate parking is provided;
- (b) adequate buffering is provided where necessary;
- (c) there is no adverse or negative impact on the surrounding rural environment with respect to noise, traffic, parking, etc. and
- (d) an agreement pursuant to Section 41 of the Planning Act may be required.

4.3.40 New institutional uses should not conflict with existing agricultural operations and will comply with the Minimum Distance Separation Criteria I, as amended from time to time.

Recreational and Open Space Development

4.3.41 Recreational and open space uses that may be permitted in the Rural area include active and passive recreational uses, public and private parks, trailer parks and campgrounds, golf courses, playing fields, recreational facilities, swimming facilities, playgrounds, nature trails, ski areas, scenic lookouts, boat launches, picnic areas and wildlife management areas.

4.3.42 Recreational and open space development shall compliment the natural environment.

4.3.43 New recreational and open space uses should not conflict with existing agricultural operations and will comply with the Minimum Distance Separation Criteria I, as amended from time to time.

- 4.3.44 Lands used for public or private recreational purposes may be permitted subject to amendment to the Zoning By-law in accordance with the following provisions:
- (a) development shall only take place in areas suitable for the use taking into consideration the location, surrounding uses, water quality, drainage, soil conditions, servicing considerations and, parking and traffic generation;
 - (b) the preservation and conservation of those lands which are ecologically sensitive and those areas with scenic qualities be given priority for passive recreational pursuits; and
 - (c) a site plan agreement pursuant to Section 41 of the Planning Act may be required.
- 4.3.45 Small scale commercial uses which are associated with and support the permitted recreational and open space uses may be permitted by amendment to the Zoning By-law.
- 4.3.46 In areas in the vicinity of the Lake Superior shoreline proposed to be used for recreational and open space uses, the Municipality shall cooperate with the Ministry of Natural Resources or other relevant agencies, in their efforts to establish recreational facilities and a functional water oriented open space network.
- 4.3.47 The Municipality, in the design and development of parks, open space areas and recreational facilities shall encourage accessibility for the physically challenged.

4.4 LAKEFRONT RESIDENTIAL AREA

Permitted Uses

- 4.4.1 The Lakefront Residential area is primarily a residential area consisting of seasonal or recreational residential uses and permanent year round residential uses with ancillary waterfront open space uses.
- 4.4.2 The permitted residential uses in the Lakefront Residential area include year round and recreational single detached residential uses and open space recreational uses. Bed and breakfast establishments, garden suites, and home occupations may also be permitted and will be evaluated based on their compatibility in terms of scale, design and fit with the physical character of the lakefront rural environment.
- 4.4.3 Individual recreational residential uses shall be permitted on existing lots of record provided they can be safely serviced.
- 4.4.4 Tourist commercial and commercial recreational uses may be permitted on a case by case basis, subject to an amendment to the Zoning By-law and provided that:
- (a) the use, and scale and design of the use, is compatible with the surrounding lakefront residential environment;
 - (b) adequate buffering and landscaping can be provided between the use and surrounding lakefront residential uses;
 - (c) any necessary infrastructure and public facilities can be provided or are available;

- (d) no adverse impacts on the natural environment are anticipated from the use; and
 - (e) a water quality/quantity assessment prepared by a qualified consultant, in accordance with the Ministry of the Environment's requirements, which demonstrates that there is adequate water quantity and quality available to meet the requirements of the use and there is not adverse impact on adjacent lakefront residential uses.
- 4.4.5 When development along the shoreline is being considered, the proponent shall consult and coordinate with the various agencies, including the Lakehead Region Conservation Authority, the Ministry of Natural Resources and the Department of Fisheries and Oceans, regarding potential impacts on fish resources. If required, an assessment of the potential adverse impacts along with the identification of appropriate mitigative measures will be determined prior to shoreline development approval being considered.

Lakefront Residential Development

- 4.4.6 The development of lakefront residential uses shall be primarily by plan of subdivision. The development of individual lakefront residential lots by the consent process may be considered on an infilling basis between existing areas of development.
- 4.4.7 Plans of subdivisions for lakefront residential purposes of more than 5 lots shall require a planning justification study that addresses the following considerations:
- (a) the scale and design of the development is compatible with the surrounding development and lakefront rural character in general;
 - (b) any necessary infrastructure and public facilities can be provided or are available to service the development in an efficient manner; and
 - (c) a water quality/quantity assessment prepared by a qualified consultant, in accordance with the Ministry of the Environment's requirements, which demonstrates that there is adequate water quantity and quality available to meet the domestic requirements of the development; and
 - (d) where the proposed lots are 1 hectare or less, and are privately serviced by on-site sewage disposal systems, the applicant shall demonstrate by a report prepared by a qualified consultant, in accordance with the Ministry of the Environment's requirements, that there will be no cross contamination of water supplies between lots or adjacent lots.
- 4.4.8 Lakefront residential uses shall be placed in a separate zone category in the Zoning By-law.
- 4.4.9. Lakefront residential uses will be privately serviced and will require the approval of the Thunder Bay District Health Unit or designated authority for private sanitary sewage disposal systems. The minimum lot area for new lakefront residential lots shall be 0.4 hectare for lots which abut the water or a shoreline road allowance and 1.0 hectare where the proposed lot does not abut directly on water or a shoreline road allowance. In the case of property described as Part of the East Subdivision of Broken Section 6, Concession 10 in the Geographic Township of Crooks, Parcel 2603 D.F.W.F., where any new lots do not directly abut Lake Superior or a shoreline

road allowance, lots sizes may be smaller than the 1.0 hectare minimum provided that the smaller lot sizes can be justified on the basis of a servicing options and hydor-geological report prepared by a qualified professional to the satisfaction of the municipality, the Lakehead Rural Planning Board and the province showing that the proposed lots can be serviced by private septic sewage systems and individual wells.

4.4.10 Permanent year round lakefront residential uses shall front on public road maintained year round and should not contribute to an increase in level of service provided beyond those presently provided by the Municipality.

4.4.11 The conversion of recreational residential uses to permanent year round residential uses may be permitted subject to an amendment to the Zoning By-law and provided that:

- (a) the applicant shall supply a Certificate of Approval issued by the Thunder Bay District Health Unit or designated authority, stating that the dwelling is served by an appropriate sewage system. A holding tank shall not be considered to be an appropriate sewage disposal system for conversion purposes. If the Certificate is more than 5 years old, a letter will be required from the Health Unit or designated authority indicating that the sewage disposal system is operating satisfactorily;
- (b) the dwelling fronts on a road that is maintained year round by the Municipality;
- (c) the lot complies with the provisions of the Zoning By-law with respect to lot area, setbacks and parking provisions;
- (d) the Building Inspector has provided a report to the Municipality indicating the satisfactory condition of the dwelling for year round use; and
- (e) a sketch of the subject lands prepared by an Ontario Land Surveyor or from a registered plan of subdivision indicating the following:
 - (i) the location and names of all abutting public roads providing frontage;
 - (ii) the distance from the high water mark to the dwelling;
 - (iii) the lot lines, dimensions and lot area;
 - (iv) the location and distance separations of all structures;
 - (v) the location and distance separations of all structures on abutting lands;
 - (vi) the location and distance separations of water supply and septic systems;
 - (vii) the location and distance separations of water supply and septic systems on abutting lands;
 - (viii) the location of any buffer area, landscaping or fences;
 - (ix) the location of any drainage ditches, wooded areas, banks, slopes or other natural features on the subject lot and abutting lots; and
 - (x) the location of driveways and parking areas.

4.4.12 No new year round or recreational residential lots shall be permitted on or within 300 metres of Cloud Lake or Oliver Lake. Limits to development may be placed on other lakes or waterbodies by an amendment to the plan when they have been identified as having reached their development capacity.

4.5. WATERSHED RESERVE

Permitted Uses

- 4.5.1 The Watershed Reserve area surrounds Loch Lomond and is intended to protect the water supply and provide a buffer between Loch Lomond and development.
- 4.5.2 Development is restricted to only those uses that are required for the management and protection of the watershed and water supply.

4.6 ENVIRONMENTAL PROTECTION AREA

Permitted Uses

- 4.6.1 For lands designated Environmental Protection the permitted uses shall be shoreline protection works, floodplain protection works, fisheries management, wildlife management, waterfowl production, conservation uses, mineral exploration, passive recreational uses and commercial and private forestry operations (which shall mean the harvesting and planting of trees but not the processing of trees or logs with the exception of small scale private sawmills and chippers.) Forestry operations should be in accordance with good forestry practices and planned to prevent negative impacts to the natural heritage features and functions of the area.

In the case of Cloud Bay and Pine Bay – Little Pigeon Bay Wetlands, where development already legally exists in an area that has been designated as Environmental Protection, existing uses of land, buildings or structures and minor extensions of these existing uses or development of minor accessory uses may be permitted in those areas located outside of the wetland boundaries but within the 120 metre adjacent area of the wetland as established by Ministry of Natural Resources mapping.

Environmental Protection Development

- 4.6.2 The provision of protection works or the dumping of material along the shoreline of the lakes and rivers in the Municipality is prohibited without the prior written approval and authorization from the Province in accordance with the provisions of the Lakes and Rivers Improvement Act and/or the Public Lands Act.
- 4.6.3 No plans to divert, channelize or in any way alter an inland natural watercourse shall proceed without prior written authorization from the Province/Lakehead Region Conservation Authority.
- 4.6.4 Property owners are encouraged to provide a coordinated approach to the management and use of land and water in areas designated Environmental Protection in consultation with the Province.
- 4.6.5 The boundaries of Environmental Protection areas are shown in their general location on the land use schedules. The location of these areas shall be defined more specifically in the implementing zoning by-law from information provided by the Ministry of Natural Resources and the area zoned for environmental protection shall include the natural heritage features and areas and adjacent areas for the natural

heritage features and areas being protected. The Municipality shall, in conjunction with the Province, require the proponent of an application to submit a study prepared by an appropriate qualified expert to address the following considerations:

- (a) a description of the natural environment and existing physical characteristics, including a statement of environmental quality;
- (b) a description of the proposed development and potential effect on the natural environment;
- (c) a description of the costs and benefits in terms of economic, social and environmental terms of any engineering works and/or resource management practices needed to mitigate the potential effects; and
- (d) an evaluation of alternatives including other locations for the proposal;

Where it has been demonstrated to the satisfaction of the municipality and the Ministry of Natural Resources that there will be no negative impact on the natural heritage feature(s) identified, in accordance with the prevailing provincial land use planning policies, no amendment to this Official Plan will be required.

No development will be permitted within significant portions of the habitat of threatened and endangered species.

There is no public obligation to either change the designation of or to purchase any lands within the Environmental Protection designation, particularly if the environmental concern would be difficult or costly to mitigate or overcome.

- 4.6.6 Environmental Protection lands may not be considered acceptable as part of a parkland dedication pursuant to the Planning Act.
- 4.6.7 Environmental Protection lands shall be placed in appropriate zone categories in the implementing Zoning By-law.
- 4.6.8 Council, in consultation with Province will annually review any changes, including additions and deletions, to the lists of rare and endangered and threatened species and species at risk to determine if there is a need to revise the Official Plan.
- 4.6.9 Council will consider the appointment of an environmental advisory committee that includes a broad base of interests to obtain public input and provide recommendations with respect to environmental protection, sustainability and the relationship between environmental protection and economic development.

SECTION 5 - COMMUNITY SERVICES AND FACILITIES

5.1 GENERAL

- 5.1.1 The intent of this Plan is to maintain a level of public service that is appropriate for the urban and rural character and environment of the Municipality of Neebing. It is recognized that municipal servicing in a rural area is generally difficult and expensive to provide due to dispersed development patterns consistent with the rural character. It is not expected that there will be additional significant demands for community services or facilities above the level that presently exists.
- 5.1.2 The use of alternative development standards may be considered for new development and redevelopment provided that the standard of development allows for flexibility and adaptability in urban design and housing, enhances the liveability of the proposal, provides cost efficiency in the delivery of services and supports the principles of environmental sustainability.

5.2 ROADS

- 5.2.1 Safe and efficient movement of people and goods within the Municipality and to and from adjacent municipalities is encouraged by this Plan. The road system should safely serve the Municipality but should not be developed to a standard or extended beyond which would result in a burden to the residents and taxpayers of the Municipality.
- 5.2.2 The classification of roads in the Municipality as shown on Schedules "A" through "F" are as follows:
- (a) Provincial Highways - this system of roads applies to the numbered provincial highways under the jurisdiction of the Ministry of Transportation. Development along provincial highways is subject to the permit control of the Ministry of Transportation which is obtained prior to construction or grading taking place on the site. Access to provincial highways is permitted provided the entrance meets the minimum safety and geometric requirements of the Ministry of Transportation;
 - (b) Municipal Roads - this system of roads applies to all public roads under the jurisdiction of the Municipality of Neebing. There are both maintained and unmaintained Municipal roads in the Municipality. The primary purpose of the Municipal roads is to facilitate local travel and areas for development. Direct access to Municipal roads is normally permitted from any abutting lot provided there are adequate sight lines, suitable grades and the access will not cause traffic hazards; and
 - (c) Private Road - this system of roads applies to roads not under the jurisdiction of the Municipality or the Ministry of Transportation. Private roads are not maintained by either the Municipality or the Province.
- 5.2.3 Should the construction of a new road or extension of an existing road be warranted, the road shall be designed and constructed to meet approved standards and the road shall be suitable for assumption into the Municipal road system.

- 5.2.4 The Municipality of Neebing is not responsible for the costs associated with the design and construction of new roads, the extension of existing roads or upgrading of abandoned roads.
- 5.2.5 Abandoned roads may be upgraded by way of agreement between the property owner(s) and the Municipality.
- 5.2.6 Maintenance will be provided on roads under the jurisdiction of the Municipality of Neebing. The Ministry of Transportation is responsible for the maintenance of the numbered highways in the Municipality.
- 5.2.7 The right-of-way width of Municipal roads shall generally be a minimum of 20 metres (66 feet). As a condition of development the Municipality may require the dedication of road widenings to achieve the 20 metres (66 feet) road right-of-way widths where they presently do not exist.

5.3 WATER SUPPLY

- 5.3.1 The source of water supply is primarily from private individual wells. The Province advises that any surface waters used for domestic potable purposes should be filtered and treated prior to consumption.
- 5.3.2 The responsibility for water supply will be with each property owner.
- 5.3.3 Individual private wells serve as an adequate supply of water for the rural development of the Municipality. It is intended that lot sizes remain large enough to ensure that private wells remain the primary source of water in the Rural area of the Municipality. The applicant will ensure the provision of an adequate supply of potable water where lots are created by individual consent application or by plan of subdivision. Alternatively, where lots are created by consent or by plan of subdivision of 5 lots or less, a notification agreement will be required that specifies that all offers of purchase sale or lease shall provide notice that no assessment has been conducted to determine the quality or quantity of groundwater available to service the lot or lots.
- 5.3.4 Plans of subdivisions of more than 5 lots shall require a study prepared by a qualified consultant, that assess water quality/quantity requirements in accordance with the Ministry of the Environment's Ontario Drinking Water Standards and which demonstrates that there is adequate water quantity and quality available to meet the domestic requirements of the subdivision.

5.4 SEWAGE DISPOSAL

- 5.4.1 Private individual septic tanks and tile field systems are the primary means of sewage disposal in the Municipality.
- 5.4.2 The need for public sanitary sewage disposal in the Municipality is not considered feasible over the life of this Plan. Therefore, each individual property owner is responsible for the provision of private sanitary sewage disposal subject to the approval of the Thunder Bay District Health Unit or designated authority.

5.4.3 It is intended that lot sizes remain large enough and soil conditions are suitable to allow the safe and efficient operation of individual private sewage disposal systems. Private sewage disposal systems will remain the primary source of sewage disposal throughout the Municipality.

5.4.4 All new individual private sewage disposal systems require the approval of the Thunder Bay District Health Unit or designated authority. Sewage disposal systems that are designed to accommodate 10,000 litres of effluent a day require approval from the Ministry of the Environment.

5.5 NON-HAZARDOUS SOLID AND LIQUID WASTE DISPOSAL

5.5.1 No additional solid waste disposal sites or expansion to the existing facilities is anticipated over the life of this Plan.

5.5.2 If additional solid waste disposal sites are required or an expansion to an existing facility is required, these sites shall be planned in accordance with the requirements of the Environmental Assessment Act and should:

- (a) avoid areas of high ground water;
- (b) maintain an adequate separation and buffer from all existing development;
- (c) avoid pollution of the ground water and watercourses;
- (d) require an amendment to the Zoning By-law; and
- (e) be approved by the Ministry of the Environment.

5.5.3 Liquid waste disposal sites may be permitted subject to an amendment to this Plan and provided the applicant has demonstrated to the satisfaction of the Ministry of the Environment that the facility may be established without adverse impacts on surrounding land uses and the natural environment. A Certificate of Approval from the Ministry of Environment is required for all liquid waste disposal sites.

5.6 COMMUNITY FACILITIES AND SERVICES

5.6.1 The existing services provided by the volunteer fire departments, the Ontario Provincial Police and other provincial agencies are considered adequate to meet the needs of the residents of the Municipality.

5.6.2 The existing public school facilities servicing the Municipality meet the needs of the community regarding educational facilities.

SECTION 6 - IMPLEMENTATION AND ADMINISTRATION

6.1 THE MUNICIPALITY'S ROLE IN IMPLEMENTATION

- 6.1.1 This Official Plan shall be implemented by means of the powers conferred to the Municipality of Neebing by the Planning Act and other statutes which may be applicable. In particular, the Plan shall be implemented through:
- (a) the preparation, adoption and enforcement of the zoning by-laws;
 - (b) the preparation, adoption and enforcement of other zoning provisions such as interim control, temporary use by-laws and holding by-laws;
 - (c) the consent and subdivision approval process;
 - (d) the site plan control process; and
 - (e) participation in programs funded by senior levels of government for housing, community improvement, etc.
- 6.1.2 Council will consider the appointment of an economic advisory committee and may appoint other advisory committees to assist Council and provide recommendations related to such matters as accessibility, strategic planning, and environmental sustainability. Committee members should include members of the public who represent a broad range of interests and expertise while representing the interests of the Neebing community.

6.2 PUBLIC PARTICIPATION

- 6.2.1 The Municipality intends that the public be involved in the formulation and implementation of planning policies. To this end, the Municipality shall notify and seek the views and participation of the public prior to making decisions regarding planning amendment applications pursuant to the provisions of the Planning Act.
- 6.2.2 The Municipality may forego public notification and public meetings in connection with a technical official plan or zoning by-law amendment if such amendment will not affect the provisions and intent of the Official Plan, the Zoning By-law or amendments thereto.
- 6.2.3 The Municipality shall undertake a study prior to undertaking Municipally-initiated amendments to the Environmental Protection designations on the Schedules to this Plan. Subject to provincial requirements regarding confidentiality of species information, the Municipality shall ensure that copies of the supporting studies and notice of the proposed revisions to the Schedules are available to the public 30 days prior to holding a public meeting. Copies of the completed studies shall be made available at the Municipal Office and one library in Neebing or an adjacent municipality, and posted on the Municipal website when available.
- 6.2.4 Where amendments to this Plan are proposed by the Municipality, a person, or public body, Council shall ensure that the following notice procedures are followed:
- i) where an application is made by a person or public body, Council shall first determine that the application is complete. Council may adopt by-laws to establish application requirements and delegate the determination of the

- completeness of an application to a member of staff;
- ii) the Municipality shall provide Notice to all property owners within 120 metres and may provide notice in local newspapers and on the Municipal website when available that a complete application has been filed with the Municipality, and shall provide notice to the owner of land affected by a Municipally-initiated amendment limited to that owner's lot;
 - iii) once an application is deemed complete, Council shall give notice of and hold a public meeting to inform the public of a complete application, proposed amendment, or Municipally-initiated amendment and provide members of the public with an opportunity to provide comments on the proposal;
 - iv) all documents and reports submitted in support of an application, including applications or proposals to amend the plan undertaken by the Municipality, shall be made available for review by the public at the Municipal office and one library in Neebing or an adjacent municipality, and posted on the Municipal website when available. In addition, the Municipality will provide the public with copies of supporting documents and submissions subject to recovering the costs to provide copies.
 - v) following a complete review of the application, including a review of comments received at the initial public meeting, Council shall hold a second public meeting under the provisions of the Planning Act. Notice for this meeting shall also be placed in two newspapers for two consecutive weeks, and posted in the Municipal Office and one library in Neebing or an adjacent municipality, and on the Municipal website when available.

6.3 STREAMLINING REVIEWS OF PLANNING APPLICATIONS

- 6.3.1 The Province has implemented a “one window” planning service for provincial review and approval of certain municipal planning applications at the Ministry of Municipal Affairs and Housing. The “one window” approach will allow for a coordinated provincial input at the pre-adoption stage. The Ministry of Municipal Affairs and Housing will rely on the expertise of other ministries as needed.
- 6.3.2 The Municipality is also responsible for the implementation of the municipal plan review function as it relates to matters of provincial interest and will take these matters into consideration when making decisions on such planning items as consent applications, subdivision applications, zoning by-law and official plan amendments, site plan approval applications and minor variance applications. Where appropriate, the Municipality will rely on the expertise of the Lakehead Rural Planning Board, other agencies and may consult with provincial ministries on matters of provincial interest.

6.4 OFFICIAL PLAN - AMENDMENTS AND REVIEW

- 6.4.1 No developments or activities shall occur which contravene the intent and policies of this Plan.
- 6.4.2 Developments or activities deemed beneficial to the Municipality, but not in conformity with the Plan, shall require an amendment to the Official Plan before proceeding.
- 6.4.3 The Official Plan shall be subject to a formal review at least once every 5 years pursuant to Section 26 of the Planning Act. However, the Plan shall be subject to a continual review by the Municipality. Whenever it is necessary to refine existing policies or amend, delete or add policies based on new information or trends, this shall be done by amendment to the Official Plan.
- 6.4.4 Prior to considering an amendment to this Plan, the Municipality shall preconsult with the Ministry of Municipal Affairs and Housing and any other person or public body that Council considers to have an interest in the amendment, pursuant to Section 17(21) of the Planning Act, to ensure that provincial and local interests are considered.

6.5 ZONING BY-LAW

- 6.5.1 The Zoning By-law divides the lands within the Municipality into a number of zones, each of which will have regulations to control the use of the lands and use, character and location of buildings and structures built upon the land. The Municipality may also pass a zoning by-law for the protection of a site of a significant archaeological resource.
- 6.5.2 The Zoning By-law is one of the main methods of implementing the Official Plan policies and any land use designation may have more than one zone category that regulates and controls the permitted uses.
- 6.5.3 The Zoning By-law shall ensure that all lands within the Municipality are zoned for purposes compatible with the Official Plan and all amendments to the Zoning By-law shall be in conformity with the Official Plan.

6.6 NON-CONFORMING USES

- 6.6.1 Where a legally existing use of land does not comply with the land use designations and policies of this Plan, it may be zoned in the Zoning By-law in accordance with the existing use, after due consideration, provided that:
- (a) the zoning will not permit any change of use or performance standard that may aggravate or cause conflicts with adjacent complying uses;
 - (b) the use of land will not constitute a danger or nuisance to surrounding uses and persons by virtue of a hazardous nature, poor property conditions, traffic generation or similar characteristics;
 - (c) there is no pollution of air or water to the extent of interfering with the ordinary

- (d) enjoyment of the property and surrounding uses;
- (d) the use does not interfere with the desirable development of the surrounding area that is in conformity with this Plan;
- (e) where the existing use is discontinued for more than one (1) year, any rezoning may only take place in accordance with the policies of this Plan; and
- (f) Council informs the public, including residents and property owners, regarding changes to municipal planning documents and consults with them regarding the proposed changes.

6.6.2 Non-conforming uses shall cease to exist in the long term.

6.6.3 Extensions or enlargements of the land, building or structure of a legal non-conforming use may be permitted by a minor variance to the Zoning By-law provided that:

- (a) the proposed extension or enlargement will not unduly increase any existing nuisance as a result of the use, particularly as it may affect adjacent residential uses; and
- (b) the extension or enlargement will not create any new nuisance in addition to those in existence as a result of the current use.

6.6.4 The repair or replacement of a legal non-conforming use may be permitted provided that:

- (a) the repair or replacement will not unduly increase any existing nuisance as result of the use, particularly as it may affect adjacent residential uses; and
- (b) the repair or replacement will not create any new nuisance in addition to those in existence as a result of the current use.

6.7 FEES

6.7.1 Pursuant to Section 69 of the Planning Act, the Municipality of Neebing may prescribe tariff of fees through a Tariff of Fee By-law for the processing of applications made in respect to planning matters such as Official Plan amendments, Zoning By-law amendments, Consents, Application for Subdivision Approval, Site Plan Approval or any other planning matter.

6.7.2 The Tariff of Fee By-law shall prescribe the fees to be charged for processing applications in respect of planning matters and shall indicate the authority to which the fee is payable.

6.8 MINOR VARIANCE

6.8.1 The Municipality shall recommend minor variances for relief from regulations to the Zoning By-law, in accordance with Section 45 of the Planning Act, the rules of procedure and regulations issued by the Minister under the Planning Act and the policies of this Plan.

6.8.2 The Municipality may also recommend minor variances to other by-laws, such as Interim Control by-laws.

6.9 SITE PLAN CONTROL

- 6.9.1 The Official Plan may be implemented through the use of site plan control subject to the provisions of Section 41 of the Planning Act. All of the area affected by the Official Plan shall be deemed to be a site plan control area with the exception of single detached residential dwellings and agricultural uses.
- 6.9.2 The goals of implementing site plan control are to:
- (a) ensure safe and efficient vehicular and pedestrian patterns;
 - (b) ensure industrial and commercial developments do not reduce the enjoyment of adjacent lands;
 - (c) ensure parking, storage, loading facilities and garbage disposal areas are located in a manner that does not negatively impact on traffic flows or create adverse visual impacts;
 - (d) ensure on-site drainage and grading is adequately provided; and
 - (e) ensure development is situated away from hazard lands.
- 6.9.3 A Site Plan Control By-law may require site plans and/or detailed drawings of a proposed development to be submitted for approval by the Municipality. Such site plans and/or drawings will show any or all the required information deemed necessary from the items listed in policy 6.9.4.
- 6.9.4 Prior to the issuance of a building permit, the applicant may be required to enter into a site plan agreement with the Municipality which may address one or more of the following matters:
- (a) widenings to any roads or highways that abut the lands subject to the application. Any proposed widenings requested must be shown on the site plan drawing;
 - (b) provision of sufficient parking, access driveways and similar matters;
 - (c) the construction of walkways, ramps and pedestrian access;
 - (d) proper lighting of buildings and lands;
 - (e) the provision of adequate landscaping and buffering in the form of trees, shrubs, fencing, walls, and berms;
 - (f) storage and collection areas and other facilities and enclosures for the storage of garbage and other waste material;
 - (g) the conveyance of any easements for the construction, maintenance and improvements of any drainage works, water works and other public utilities;
 - (h) adequate drainage and management of surface storm water and waste water from the lands, buildings or structures; and
 - (i) the location of all buildings and structures to be erected and the location of all facilities and works to be provided in conjunction with the buildings and structures.

6.10 HOLDING PROVISIONS

- 6.10.1 In accordance with Section 36 of the Planning Act, the Municipality may approve a by-law which identifies a use of land but prohibits the actual development of this land until a later date when identified conditions have been met.
- 6.10.2 During the interim period, when the holding provision is in place, uses permitted on

the affected lands are limited to existing uses only.

- 6.10.3 Prior to removal of the holding symbol, the Municipality must be satisfied that the following conditions have been met:
- (a) the servicing requirements for the subject lands are in place;
 - (b) that any impacts on surrounding lands can be mitigated through the use of site plan control or other design requirements;
 - (c) that a site plan agreement has been executed in accordance with the policies of this Plan and the Planning Act; or
 - (d) that site contamination and site restoration have been properly addressed.
- 6.10.4 It shall be the responsibility of the applicant requesting the removal of the holding symbol to demonstrate that the conditions for the removal of the holding symbol have been satisfied.

6.11 INTERIM CONTROL

- 6.11.1 In areas where the Municipality wishes to review the existing land uses or establish new planning policies and where a study of land use planning policies for the area has been directed, the Municipality may approve an Interim Control By-law.
- 6.11.2 The Interim Control By-law restricts the use of lands to its present use until the required studies are completed, at which time the Official Plan and/or Zoning By-law may require an amendment to reflect the findings of the study and desired use.
- 6.11.3 Pursuant to Section 38 of the Planning Act the length of time the Interim Control By-law is in effect shall be specified in the by-law and shall not exceed one (1) year from the date of approval of the by-law. The Interim Control By-law may be amended to extend the period of time the by-law is in effect provided the total period of time does not exceed two (2) years from the approval of the by-law.

6.12 TEMPORARY USE BY-LAWS

- 6.12.1 Pursuant to Section 39 of the Planning Act, the Municipality of Neebing may approve the use of land, buildings or structures for a temporary use not considered to be of a permanent nature which will not preclude the future development of any lands for their most appropriate use, as defined by the Official Plan.
- 6.12.2 The Municipality shall consult with property owners and any other agencies or individuals who might have knowledge of when conditions might suit the development of the property, in accordance with the Official Plan and Zoning By-law, prior to approval of a Temporary Use By-law.
- 6.12.3 Only uses which will not create land use conflicts or disrupt the use and development of neighbouring properties shall be authorized by Temporary Use By-laws.
- 6.12.4 Notwithstanding the policies of this Plan, temporary uses that are not otherwise permitted by the Official Plan and the Zoning By-law as permanent uses, may be permitted by Temporary Use By-laws, subject to the above.

6.13 IMPLEMENTING COMMUNITY IMPROVEMENT POLICIES

- 6.13.1 The Municipality shall attempt to use all possible means to implement Community Improvement Policies and these shall include:
- (a) participation in and support for Federal and Provincial community improvement programs;
 - (b) use of authority granted under Section 28 of the Planning Act, to designate a Community Improvement Area, develop Community Improvement Plans and acquire and redevelop land; and
 - (c) encouragement of activities aimed at developing the economic viability and attractiveness of the Municipality.
- 6.13.2 The entire Municipality of Neebing is identified as a Community Improvement Area.

6.14 AGENCY NAMES AND RESPONSIBILITIES AND LEGISLATION

- 6.14.1 From time to time, the names of various government ministries and agencies may change. In addition, responsibilities may shift from ministry to ministry. The names of the various ministries responsible for the programs, regulations and approvals are given in this Plan as of the date of adoption of this Plan. It is not intended to amend this Plan each time a change in name or responsibility occurs. Rather, this Plan shall be interpreted so as to refer to those agencies named, or their successors, as conditions dictate.
- 6.14.2 From time to time Provincial and Federal statutes are amended and section numbers are changed. It is not intended to amend this Plan each time such a change is made. This Plan shall be interpreted so as to refer to legislation as amended from time to time.

6.15 LAND USE BOUNDARIES

- 6.15.1 It is intended that the boundaries of the land use designations, shown on the attached Schedules, be considered as approximate and absolute only where bounded by public roads, rivers, streams or other similar geographical barriers. Therefore, amendments to the Plan will not be required in order to make minor adjustments to the approximate land use boundaries, provided that the general intent of the policies is preserved. Such minor deviations will not be reflected on the Schedules.

APPENDICES

APPENDIX A - Definitions

Agricultural uses: means the growing of crops, including nursery and horticulture crops; raising of livestock and other animals for food or fur, including poultry and fish; aquaculture; peat extraction; agroforestry, maple syrup production; and associated on-farm buildings and structures.

Areas of archaeological potential: means areas with medium or high potential for the discovery of archaeological resources. This potential is based on the presence of a wide range of geographic and historical features which influence past settlement. Archaeological potential is confirmed through an archaeological assessment.

Areas of mineral potential: means areas favourable to the discovery of mineral resources due to geology, the presence of known mineral deposits or other technical evidence. Areas of mineral potential are identified using acceptable scientific methodology.

Built heritage resource: means one or more buildings, structures, monuments, installations or remains associated with architectural, cultural, social, political, economic or military history and identified as being important to a community.

Contaminated site: means land that is contaminated from past land use activities relating to, but not limiting to, industrial uses, transportation or utility purposes including municipal and Ministry of Transportation refuelling yards, waste disposal sites, and commercial uses such as gas stations, auto repair shops and lands where filling has occurred.

Cultural heritage resource: means a defined geographic area of heritage significance which has been modified by human activities. Such an area is valued by a community and is of significance to the understanding of the history of a people or place.

Floodway: means that portion of the river or stream system floodplain where development and site alteration would cause a danger to public health and safety or property damage. Uses which by their nature must be located within the floodway, flood or erosion control works or non-structural works that do not affect flood flows are permitted in the floodway.

Garden suite: means a small self-contained secondary dwelling sometimes referred to as a "granny flat" that is designed to be portable. Each unit must have its own kitchen, bathroom and living area. In most cases the water and sewer services are connected to those of the main dwelling. The garden suite must be able to be removed when it is no longer needed.

Home industry: means the use of an accessory building to a dwelling unit for an industrial use by at least one of the permanent residents of the dwelling unit which is secondary to the main use of the dwelling unit or agricultural operation and may include upholstery, weaving, animal hospital, wood-working shop, carpentry shop, machine shop, welding shop, landscaping business, small scale market garden, etc.

Home occupation: means an occupation, trade, business, profession or craft which is clearly secondary to the main use of a dwelling unit and carried out entirely within part of a dwelling unit by at least one of the permanent residents of such dwelling unit and may include hairdressing, accounting/bookkeeping, medical/dental practitioner, drafting, word processing, photography, dressmaking, etc.

Infrastructure: means physical structures that form the foundation for development. Infrastructure includes sewage and water works, waste management systems, electrical power, communications, transit and transportation corridors and facilities, and oil and gas pipelines and associated facilities.

Mine hazards: means any feature of a mine as defined under the Mining Act, or any related disturbance of the ground that has not been rehabilitated.

Mineral deposits: means an unusually large or rich concentration of valuable minerals identified within a small part of the earth's crust.

Mineral mining operation: means mining operations and associated facilities, or past producing mines with remaining mineral development potential that have not been permanently rehabilitated to another use.

Minerals: means metallic and non-metallic minerals, but does not include mineral aggregates or petroleum resources.

Natural heritage features: means features and areas such as significant wetlands, fish habitat, significant portions of a habitat or endangered and threatened species, significant wildlife habitat and significant areas of natural and scientific interest which are important for their environmental and social values as a legacy of the natural landscape of an area.

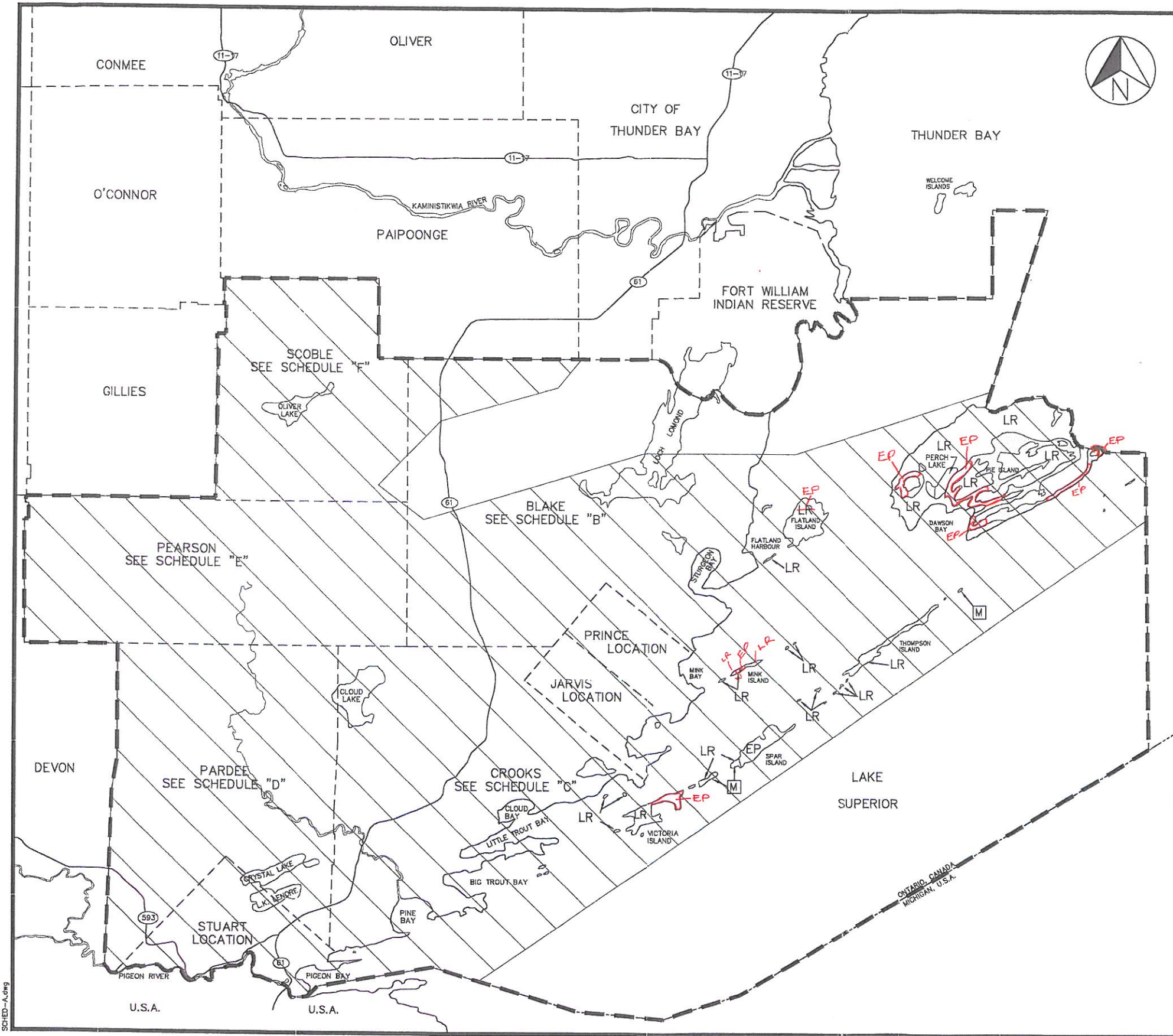
Residential intensification: means the creation of new residential unit or accommodation in existing buildings or on previously developed, serviced land and includes infill, accessory apartments and rooming houses.

Use Limitation lands: means property or lands which could be unsafe for development due to naturally occurring processes or hazards. Along the shoreline of lakes, rivers and stream systems this means lands covered by water to the farthest landward limit of the flooding and erosion hazard limits and would also include unstable soils such a sensitive marine clays (leda clay) and unstable bedrock (karst topography).

Waste management system: means sites and facilities to accommodate solid waste from one or more municipalities and includes landfill sites, recycling facilities, transfer stations, processing sites and hazardous waste depots.

Woodlands: means treed areas that provide environmental and economic benefits such as erosion prevention, water retention, provision of habitat, recreation and the sustainable harvest of woodland products. Woodlands include treed areas, woodlots or forested areas and vary in their level of significance.

APPENDIX B - Background Report



SCHEDULE "A"

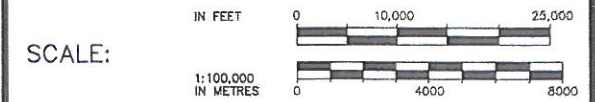
MUNICIPALITY OF NEEDING OFFICIAL PLAN

LEGEND

- LR - LAKEFRONT RESIDENTIAL AREA
- EP - ENVIRONMENTAL PROTECTION AREA

DEVELOPMENT CONSTRAINTS

- USE LIMITATION
- AREA OF MINERAL RESOURCE POTENTIAL
- MINE HAZARD

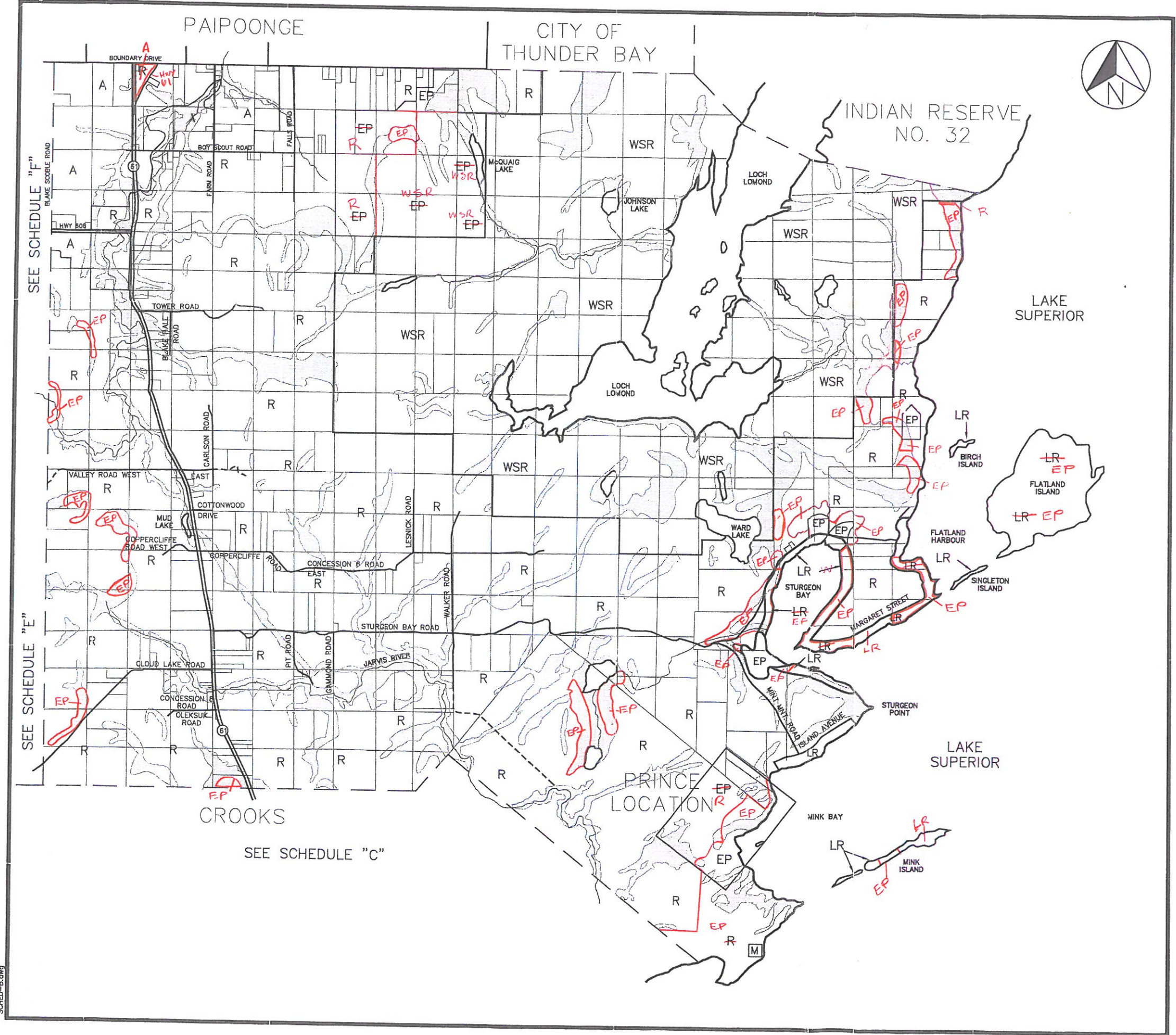


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SCHEDULE "B"

BLAKE TOWNSHIP MUNICIPALITY OF NEEDING OFFICIAL PLAN

LEGEND

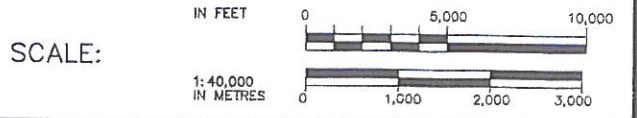
- A - AGRICULTURAL AREA
- R - FURAL AREA
- LR - LAKEFRONT RESIDENTIAL AREA
- EP - ENVIRONMENTAL PROTECTION AREA
- WSR - WATERSHED RESERVE

DEVELOPMENT CONSTRAINTS

- W WASTE DISPOSAL SITE
- U USE LIMITATION AREA
- M MINE HAZARD

ROAD JURISDICTION

- PROVINCIAL HIGHWAY
- MUNICIPAL ROAD (MAINTAINED)
- MUNICIPAL ROAD (UNMAINTAINED)

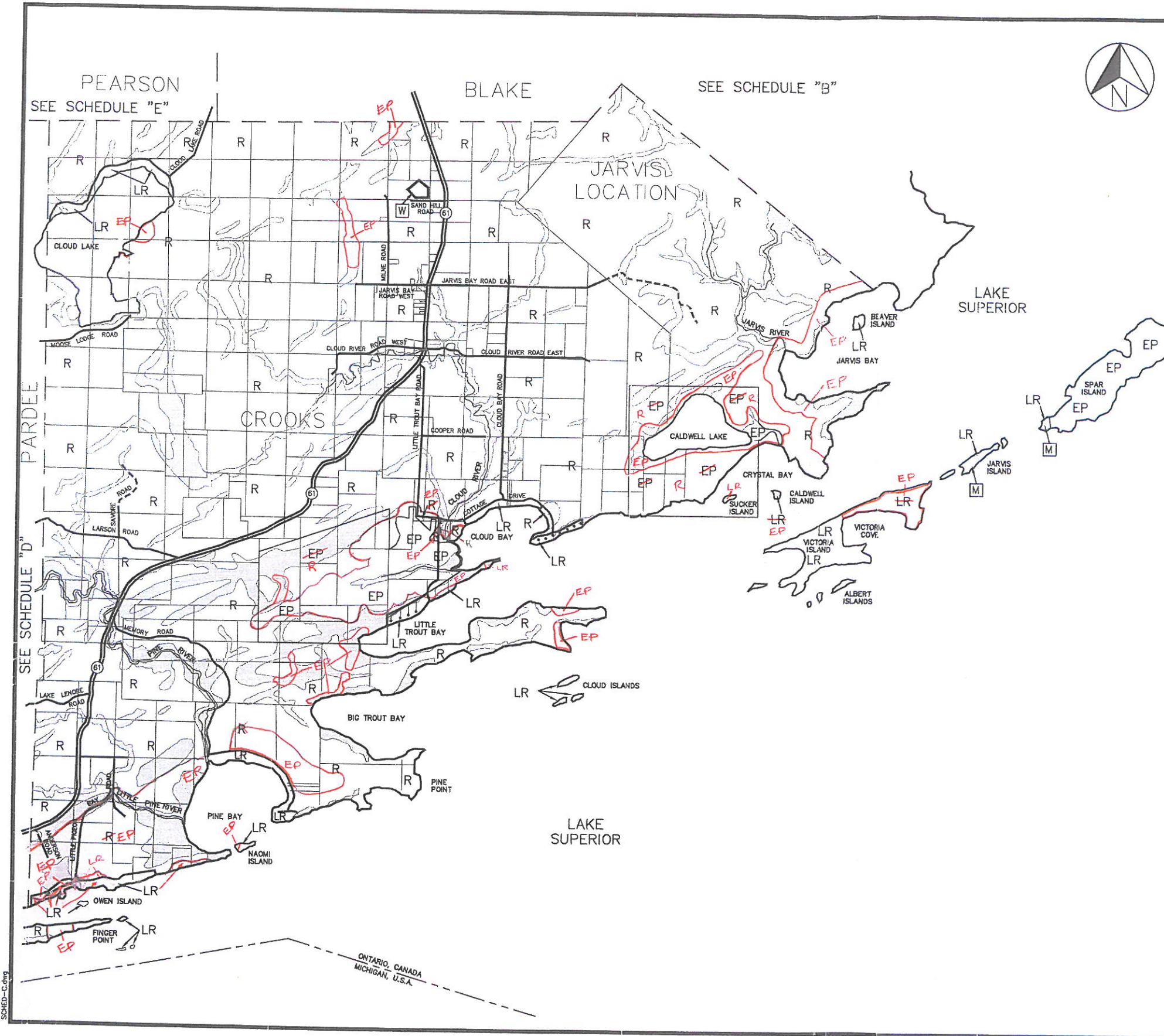


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 179 KING ST., ST. CATHARINES, ONT. L2R 3J5
 PHONE: 905-641-2300 FAX: 905-641-2382



SCHEDULE "C"

CROOKS TOWNSHIP MUNICIPALITY OF NEEDING OFFICIAL PLAN

LEGEND

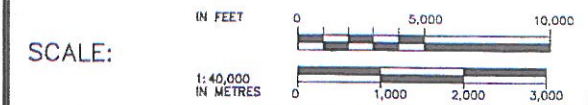
- R - RURAL AREA
- LR - LAKEFRONT RESIDENTIAL AREA
- EP - ENVIRONMENTAL PROTECTION AREA

DEVELOPMENT CONSTRAINTS

- W WASTE DISPOSAL SITE
- USE LIMITATION AREA
- M MINE HAZARD

ROAD JURISDICTION

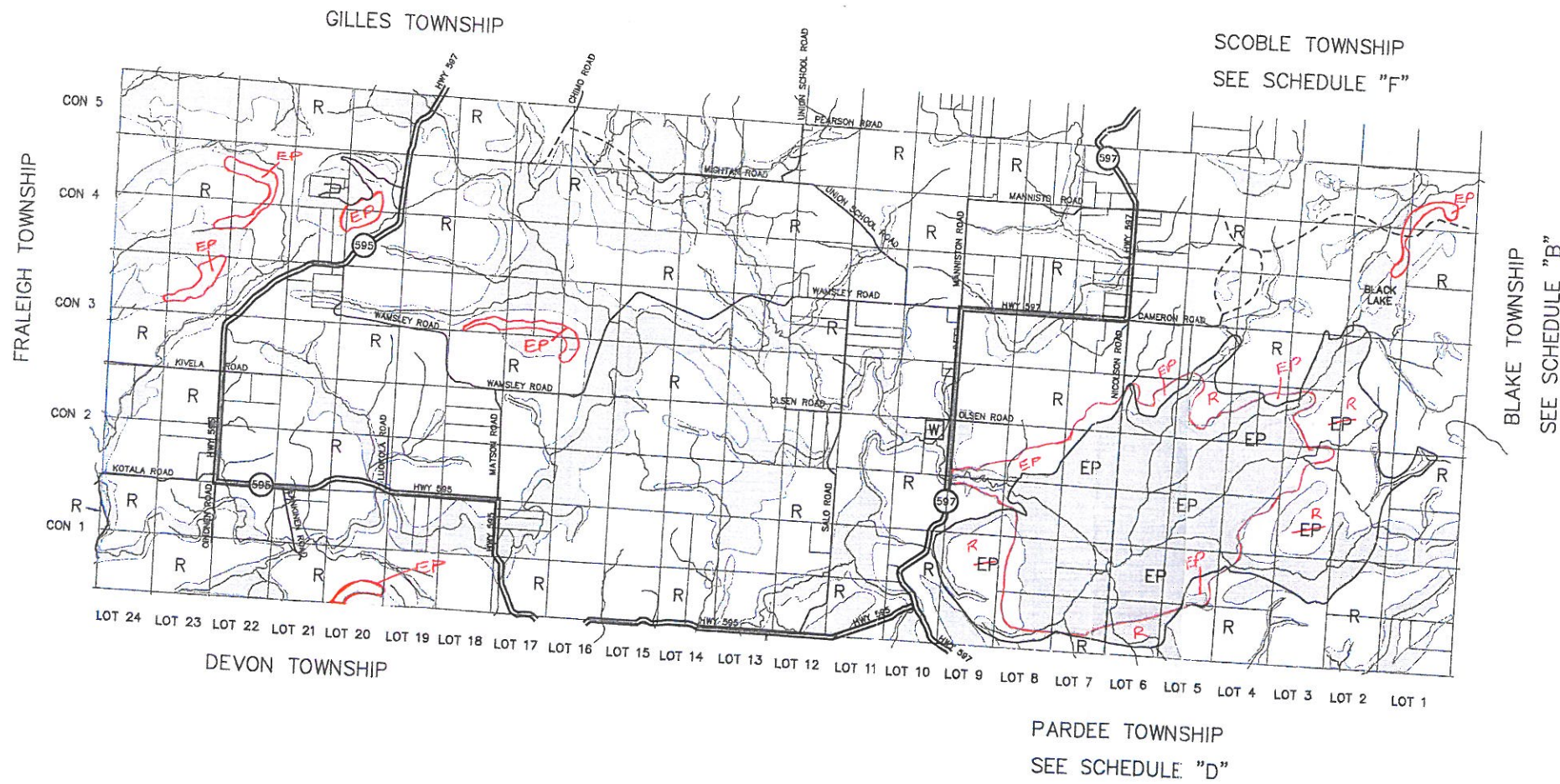
- PROVINCIAL HIGHWAY
- MUNICIPAL ROAD (MAINTAINED)
- MUNICIPAL ROAD (UNMAINTAINED)
- PRIVATE ROAD



HYNDE

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SCHEDULE "E"

PEARSON TOWNSHIP MUNICIPALITY OF NEEDING OFFICIAL PLAN

LEGEND

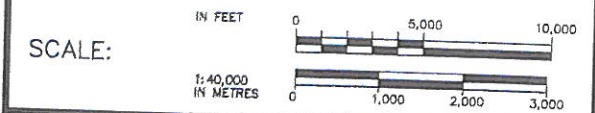
- R - RURAL AREA
- EP - ENVIRONMENTAL PROTECTION AREA

DEVELOPMENT CONSTRAINTS

- W WASTE DISPOSAL SITE
- USE LIMITATION AREA

ROAD JURISDICTION

- PROVINCIAL HIGHWAY
- MUNICIPAL ROAD (MAINTAINED)
- MUNICIPAL ROAD (UNMAINTAINED)

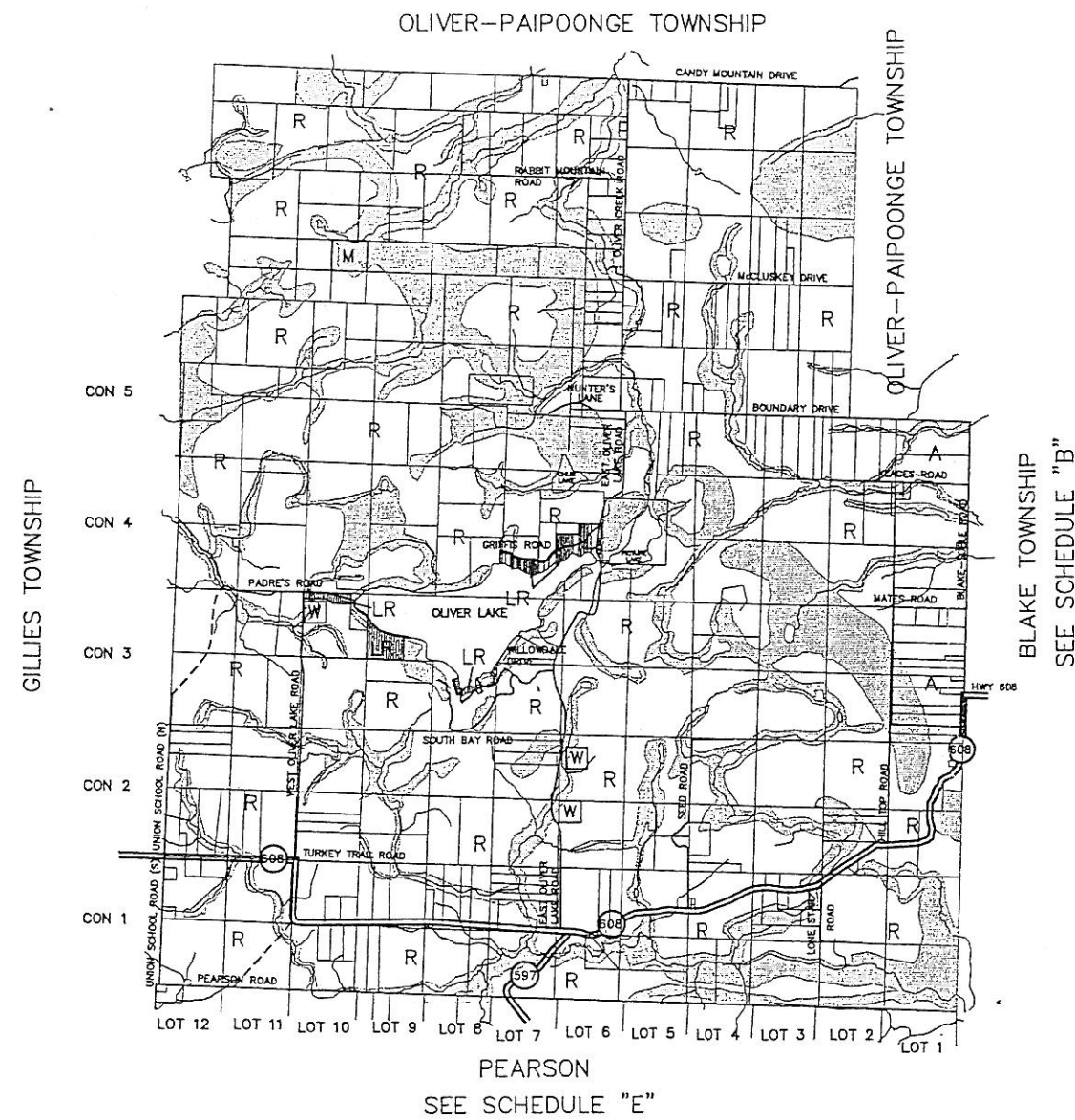


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SCHEDULE "F"

SCOBLE TOWNSHIP MUNICIPALITY OF NEEDING OFFICIAL PLAN

LEGEND

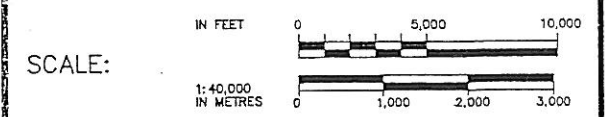
- A - AGRICULTURAL AREA
- R - RURAL AREA
- LR - LAKEFRONT RESIDENTIAL AREA
- EP - ENVIRONMENTAL PROTECTION AREA

DEVELOPMENT CONSTRAINTS

- WASTE DISPOSAL SITE
- MINE HAZARD
- USE LIMITATION AREA

ROAD JURISDICTION

- PROVINCIAL HIGHWAY
- MUNICIPAL ROAD (MAINTAINED)
- MUNICIPAL ROAD (UNMAINTAINED)



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Note: This is a reduced Schedule. Reference should be made to the original full size Schedule available at the Municipal Offices for inspection.

Site Map for 3935 Highway 61 (Number 1 on the Table in the Notice)
(Proposal to Change Designation from "Agricultural" to "Rural")

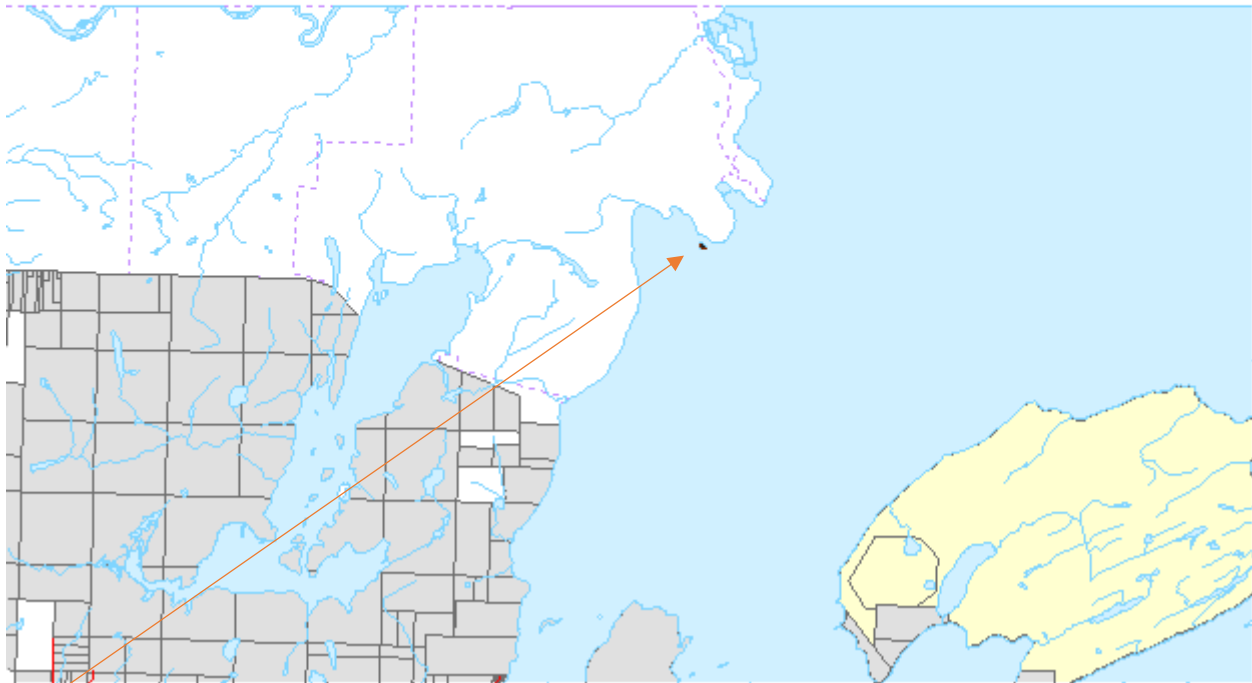


The subject property is shown in black. Boundary Road West runs along the northern boundary of the property. Spruce Lane runs along the western boundary of the property.

(North is the top of the page)

Site Map for “Gooseberry Island” (Number 2 on the Table in the Notice)

(Proposal to include in the island on the map (omitted in 2009) and to designate it “Lakefront Residential”)



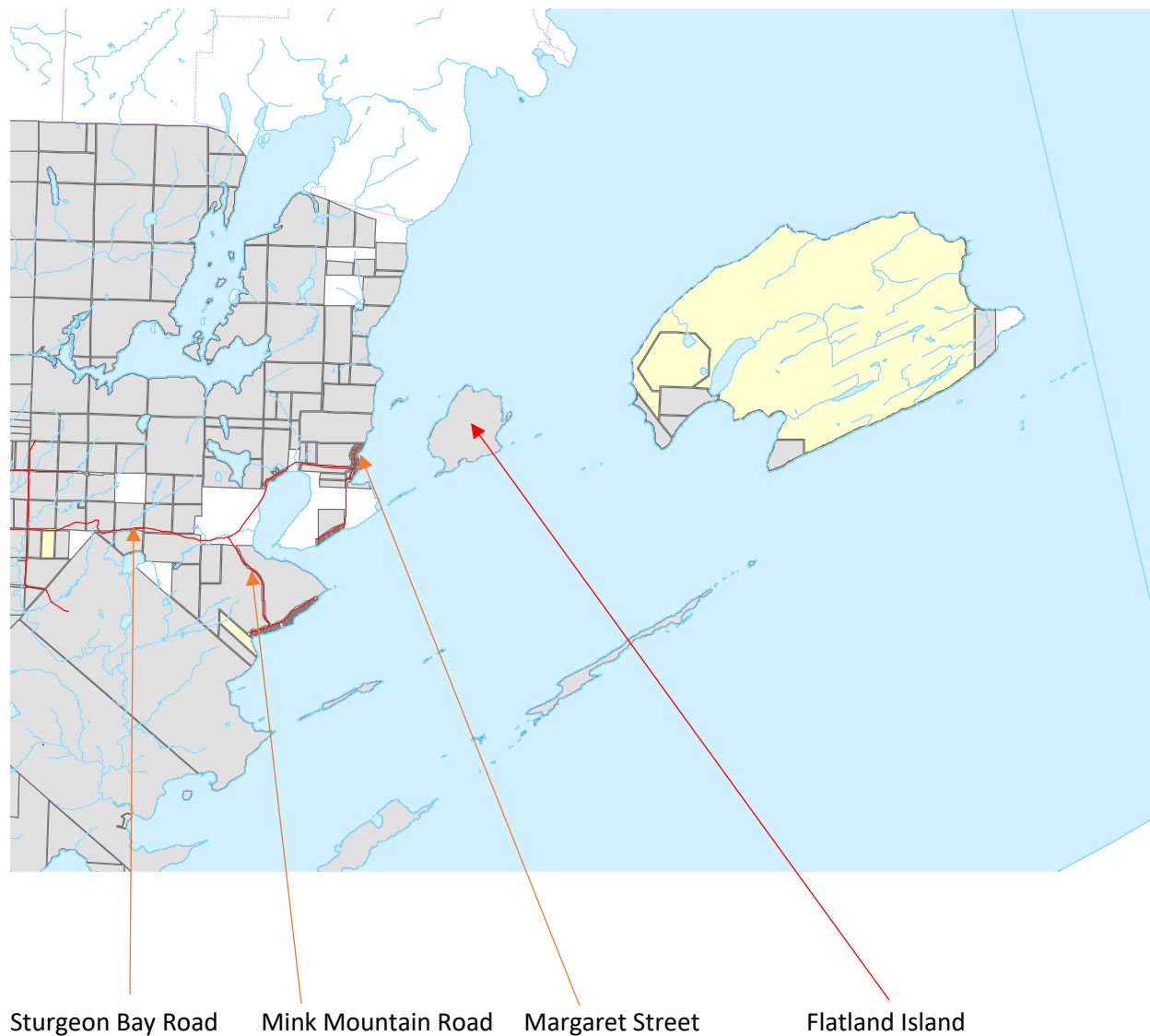
The island is located here, appearing to be within Fort William First Nation, but it is within Blake Geographic Township in the Municipality of Neebing.

It had been inadvertently omitted in the 2009 Official Plan mapping.

(North is the top of the page)

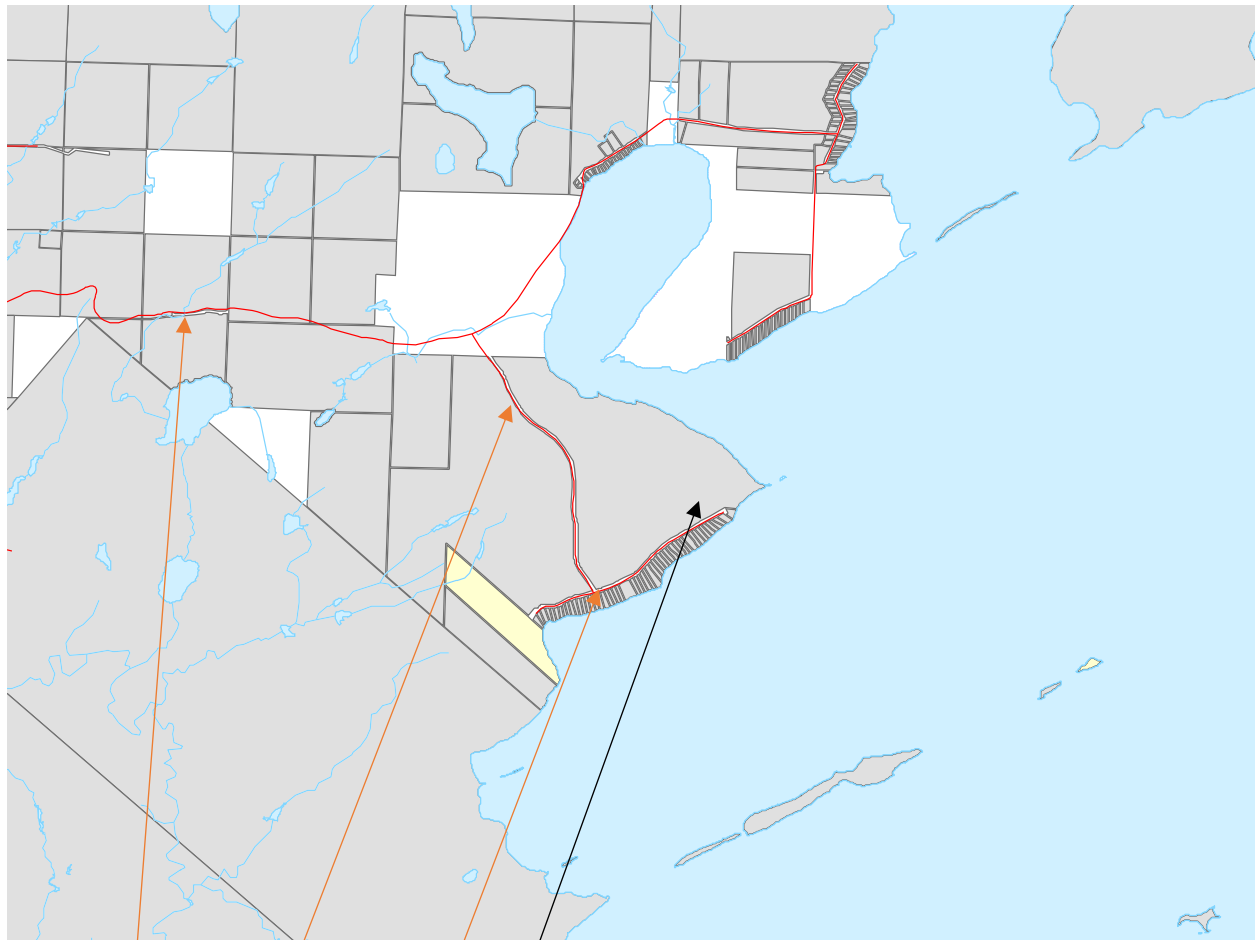
Site Map for "Flatland Island" (Number 3 on the Table in the Notice)

(Proposal to remove island from the Municipality's boundaries, remove designations, and label it as part of the Fort William First Nation Reserve No 32)



(North is the top of the page)

Site Map for "240 Sturgeon Bay Road" (Mink Mountain, Number 4 on the Table in the Notice)
(Proposal to extend Lakefront Residential designation)



Sturgeon Bay Road

Island Avenue

Mink Mountain Drive

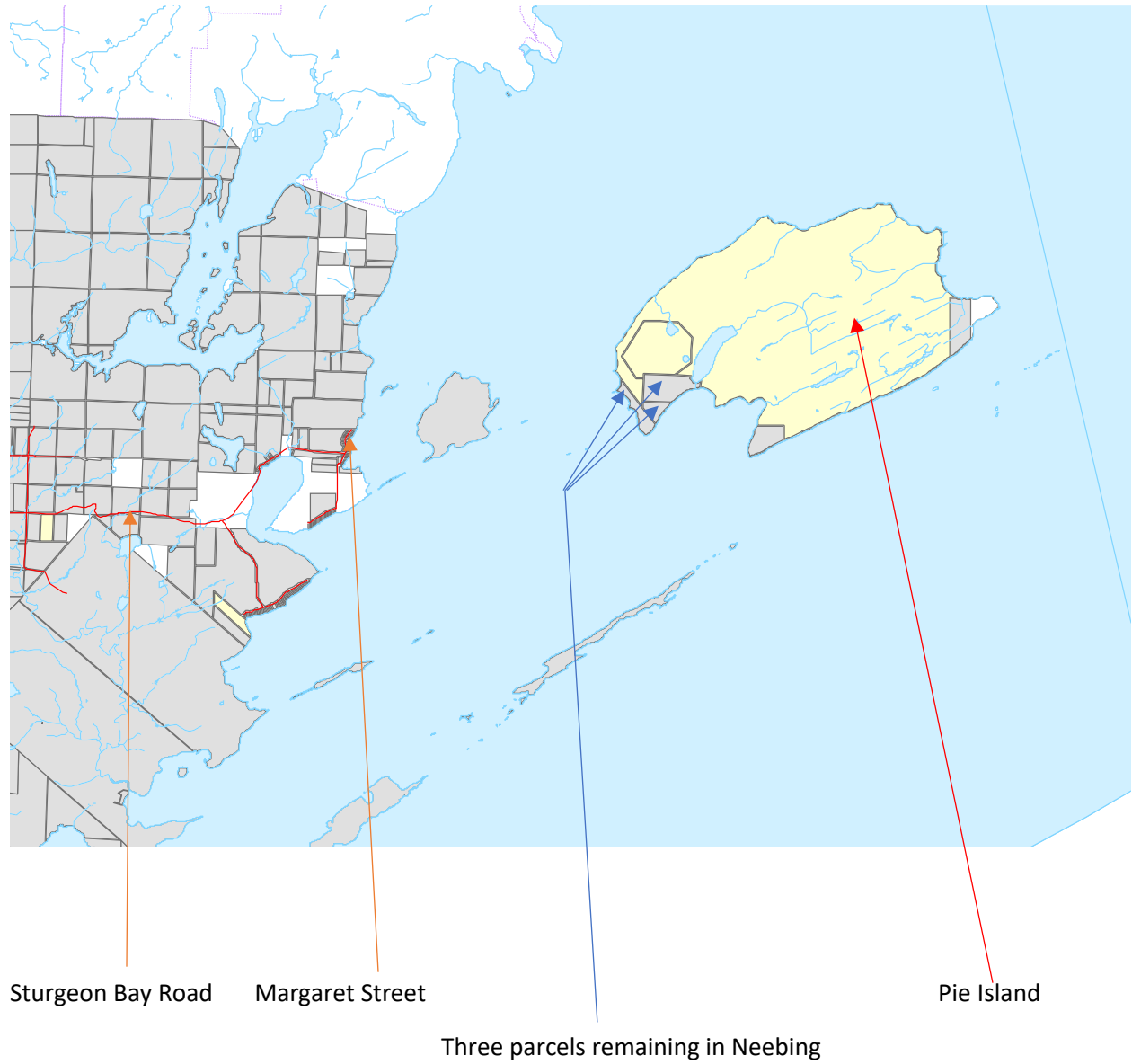
This is the subject property

The proposal is to extend the "Lakefront Residential" designation (excluding the point itself) beyond its current southwest limit on the northern shoreline and beyond its current northwest limit on the southern shoreline (Island Avenue).

(North is the top of the page)

Site Map for "Pie Island" (Number 5 on the Table in the Notice)

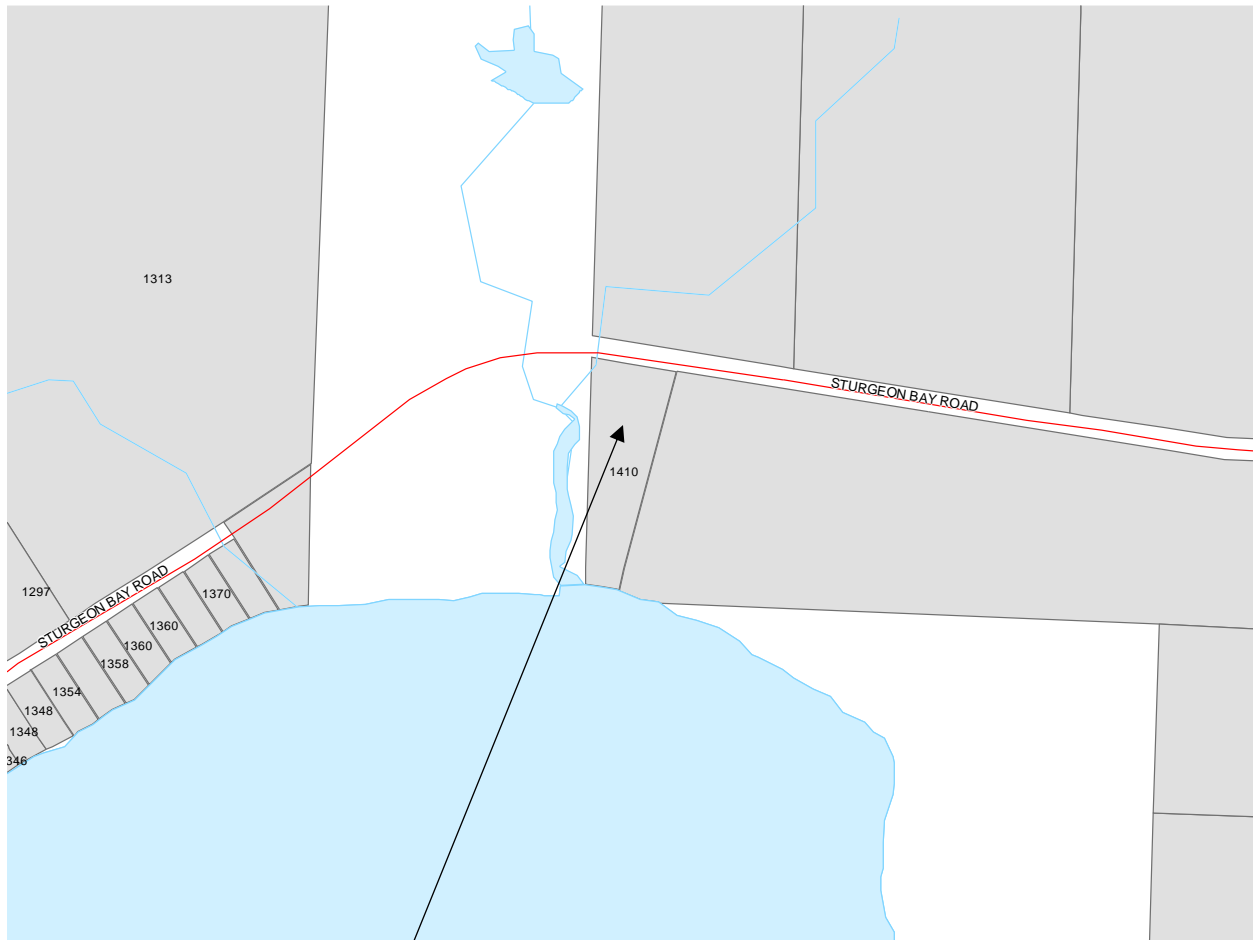
(Proposal to remove island from the Municipality's boundaries, except for three privately owned parcels, to remove designations, and label it as part of the Fort William First Nation Reserve No 32. The three privately owned parcels will retain their existing designation, which is Lakefront Residential.)



(North is the top of the page)

Site Map for "1410 Sturgeon Bay Road" (Number 6 on the Table in the Notice)

(Proposal to remove the "Environmental Protection" designation on the property and replace it with "Lakefront Residential".)



This is the subject property.

(North is the top of the page)

Site Map for landlocked parcel (Number 7 on the Table in the Notice)

(Proposal to remove the “Environmental Protection” designation on the property and replace it with “Rural”.)

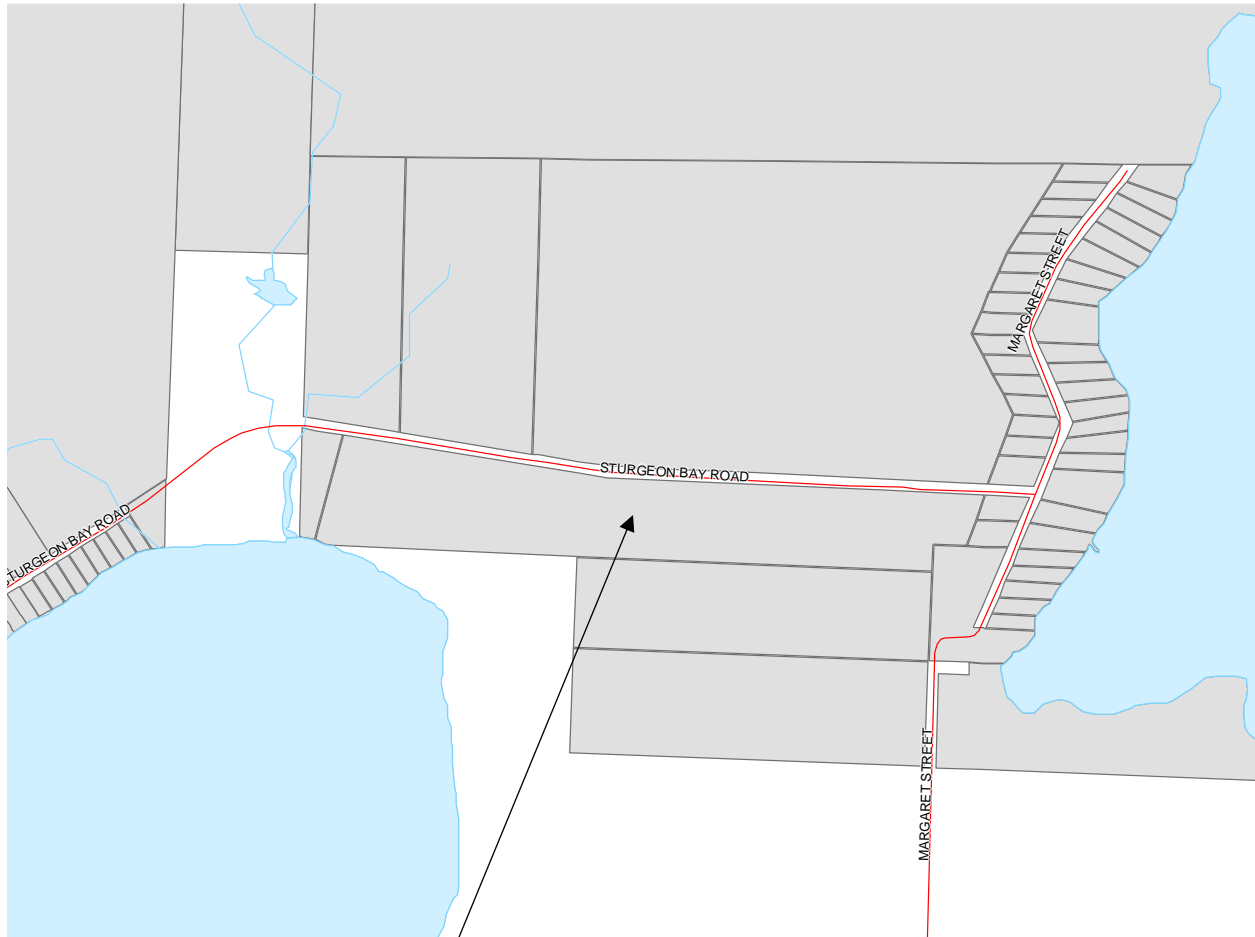


This is the subject property.

(North is the top of the page)

Site Map for parcel adjacent to 1410 Sturgeon Bay Road (Number 8 on the Table in the Notice)

(Proposal to remove the “Environmental Protection” designations impacting the property and replace it with “Rural”.)



This is the subject property.

(North is the top of the page)

From: noreply@neebing.org
To: [Erika Kromm](#)
Subject: Plan Amendment
Date: Wednesday, March 10, 2021 4:42:50 PM
Attachments: [LPAT_rezoning_appeal67991cdf-026e-4dd8-a2fd-b868f739fb83.docx](#)
[LPAT_Appeal0cb3da0-8e54-4661-870e-5123739c43b7.pdf](#)
[rezoning2d82158e-fd54-4fb4-8774-04655c328f64.docx](#)

Good afternoon,

I trust all are well. It has been awhile since we have discussed this matter, but it appears the Zawada rezoning/plan amendment is back in play. If you recall, this was a very controversial rezoning attempt across the street from the Co-Op, in the heart of the Slate River farming community. I have attached a copy of the documents we prepared in opposition to this rezoning and plan amendment on behalf of the Co-Op and our farm members.

It was our belief that this went against all guidance provided by the Province of Ontario in their guiding documents. We have been in communication with our provincial representatives, including OMAFRA, to provide guidance to Neebing reiterating that this is against the provincial guidelines. We of course will again pursue all avenues to object to this plan amendment and any subsequent rezoning that will remove valuable agricultural land from our community.

Origin: <https://www.neebing.org/Modules/contact/search.aspx?s=kMFTAgqheC3VGuEcl3IbkAeQuAleQuAl>

This email was sent to you by Darren Fisk<darren@tbco-op.com> through <https://www.neebing.org>.

Darren Fisk
 Thunder Bay Co-Op Farm Supplies
 560 Boundary Drive
 Slate River, ON
 P7J 0A5

February 28, 2019

Dear Members of Neebing Council:

As the General Manager of Thunder Bay Co-Op Farm Supplies I am writing this letter to express the Co-Op's opposition to the proposed rezoning known as 3935 Highway 61, hereinafter referred to as the "Zawada Property" or the "Zawada Rezoning". For those of you who are not aware, Thunder Bay Co-Op Farm Supplies is located directly across Boundary Drive from the proposed rezoning site.

I would like to begin this correspondence by acknowledging that as a Co-Op we are in favour of limited economic development in Neebing and understand the need for the municipality to increase the presence of businesses that service the local community and hence increase the tax base. Our concerns relate to the rezoning of this specific site.

The basis of our objection is founded upon two guiding principles that will be specifically outlined below:

1. This property is valuable agricultural land and its rezoning and subsequent development would run contrary to the stated guidelines outlined by the *Ministry of Agriculture, Food and Rural Affairs (OMAFRA) Guidelines on Permitted Uses in Ontario's Prime Agricultural Areas* that were developed in support of the *Provincial Policy Statement* issued under *Section 3 of the Planning Act(2014)*
2. The proposed rezoning would create businesses that potentially conflict with the daily operations of *Thunder Bay Co-Op Farm Supplies*.

1) Prime Agricultural Land:

According to the principles as outlined by OMAFRA in their *Guidelines on Permitted Uses in Ontario's Prime Agricultural Area*:

"Ontario's **prime agricultural areas** are the province's most fertile areas where most of our crops are produced. Prime agricultural areas are the foundation of local food production, agri-food exports and the growing bio economy, and make a significant contribution to Ontario's jobs and economic prosperity. This land is finite and non-renewable - great care must be taken to make sure we have this resource for generations of farmers to come."

OMAFRA's guidelines were published in 2014 as a complementary resource to guide municipal decision makers in their land use decision making in conjunction with the *Provincial Policy Statement (2014) (PPS)*. According to PPS Policy 2.3.3.1:

"In prime agricultural areas, permitted uses and activities are: agricultural uses, agricultural-related uses, and on-farm diversified uses....Proposed agricultural-related

uses shall be compatible with and shall not hinder, surrounding agricultural operations...`

Thus, in making this decision the Council is left with two primary decisions to make. First, is the property being considered for rezoning prime agricultural land? Second, are the proposed uses compatible?

On the first note, the property being considered for rezoning is in fact PRIME agricultural land. A portion of the property has been continuously farmed for well over 20 years and has been very productive land for those who have used the property. Further, the letter from the *Ministry of Agriculture and Food* dated December 3, 1980 and provided by the applicant has identified the property as having Class 2 soil. This soil type of is the highest class soil in our region and is very scarce. Further, land type maps show this property as Class 2 soil, and the rarity of such types within the valley. The fact that the property has been previously sub-divided is irrelevant as every acre of prime agricultural land is valuable and irreplaceable once used for non-agricultural uses. Therefore, the fact that this is prime agricultural land is a given. According to the OMAFRA guidelines ``prime agricultural areas shall be protected for long-term use for agriculture...``.

To the question of compatibility, OMAFRA`s Guidelines are quite clear on this matter. The guiding principle as provided by the PPS Policies and Definitions states that proposed uses ``shall be compatible with and not hinder surrounding agricultural operations``. Specifically, the intent of the PPS and the guidelines are as follows:

- *Agriculture remains the principal use in prime agricultural areas*
 - *Prime agricultural areas are protected for future generations*
 - *Land taken out of agricultural production, if any, is minimal*
 - *Regard is given to the long-term (multi-generational) impact on prime agricultural areas*
 - *Normal farm practices are able to continue unhindered*
 - *Agricultural and rural character and heritage are maintained as much as possible*
 - *Uses are compatible with agricultural uses*
 - *They make a positive contribution to the agricultural industry, either directly or indirectly*
 - *Servicing requirements (e.g., water and wastewater, road access, fire services, policing) fit with the agricultural context*
- *as outlined in OMAFRA, Guidelines on Permitted Uses in Ontario`s Prime Agricultural Area, page 3.*

In regards to this specific rezoning, OMAFRA further specifies in section 2.2.3 of their guidelines that an example of a use that would not be compatible is institutions, including CLINICS.

To OMAFRA`s point that “proposed uses shall not hinder, surrounding agricultural operations...`”, it is hard to imagine that a medical clinic would not see issue with the spreading of manure, fertilizer, seeding and harvesting, as well as the associated noise, dust and traffic during peak seasons.

Thus, it has been demonstrated that the subject property is in fact prime agricultural land and that according to the OMAFRA guidelines, clinics are an incompatible use, and therefore we believe that the municipality should decline the proposed rezoning on this basis alone.

2) Thunder Bay Co-Op Farm Supplies

Our second point of contention for the proposed rezoning is the incompatibility of the proposed use with the daily operations of the Co-Op. Thunder Bay Co-Op Farm supplies has been in continuous operation since 1952. Our primary goal is to provide products and services to the area farmers as they operate their businesses. As a Co-Op we are owned by area farmers, which in their own right are a large economic driver in the region. A secondary function of the Co-Op is to provide limited retail services to the surrounding community. We have become a hub of the valley, and also regularly attract customers from the city who in turn spend money at other local businesses.

A part of our day-to-day operations includes the bulk roasting of grain crops, the receipt and blending of large volumes of agricultural fertilizer, and the receipt of large transport trucks full of agricultural goods. The roasting of grain crops can at times generate significant amount of smoke, which we anticipate would generate complaints from a clinic. Further, the delivery of bulk and retail goods is often done by large trucks. This combined with the heavy volume of tractor traffic during the spring, summer and fall months, is certainly not compatible with the proposed medical facility.

It is this very reasoning that OMAFRA employs with its language regarding incompatible uses. The intent of OMAFRA is to prevent land-use changes that will present future hindrance to the daily operation of agricultural business (farms) and the associated businesses (the Co-Op).

Again, to OMAFRA's point that "proposed uses shall not hinder, surrounding agricultural operations...", it is hard to imagine that a medical clinic would not see issue with the smoke generated by roasting of grain, and the agricultural traffic we generate within a few hundred feet of their proposed clinic.

Although we are considered a good neighbor by most of our current neighbours, most of them are agricultural in nature and understand the basis of our operations. We strongly believe that the proposed medical clinic will lead to future complaints about the daily operations of our business and potentially hinder our ability to continue to provide vital products and services to the area farmers.

It is on this basis of incompatible uses and the potential future conflicts that exist that we again ask the Council to deny the rezoning application.

3) Additional Considerations

As outlined earlier on we do not object to limited economic expansion in area. But we do believe that such expansion should be specifically located on appropriate sites. This aligns with the policy statements OMAFRA has addressed in their guidelines.

- In section 3.1.1 the guidelines suggests that "*Before considering new or expanded settlement areas in prime agricultural areas, municipalities must demonstrate that there are insufficient opportunities for development within existing settlement areas or on rural lands.*"
- Further, the Provincial Policy document outlines in Section 1.1.3.8 subsection that "*A planning authority may identify a settlement area or allow the expansion of a settlement*

area boundary only at the time of a comprehensive review and only where it has been demonstrated that:.....

“c) In prime agricultural areas:

- 1. The lands do not comprise specialty crop areas;*
- 2. Alternative locations have been evaluated, and*
 - i. there are no reasonable alternatives which avoid prime agricultural areas; and*
 - ii. there are no reasonable alternatives on lower priority agricultural lands in prime agricultural areas;*

In the event that the municipality concludes that there are insufficient development opportunities within the community and that they must rezone agricultural land to achieve development goals, OMAFRA has have also established a protocol for using agricultural land. As outlined in OMAFRA’s guidelines:

3.1.2 Alternative Locations

If there are insufficient growth opportunities within existing settlement areas and on rural lands outside of prime agricultural areas, lower-priority (i.e., poorer-quality) land within prime agricultural areas needs to be identified and evaluated. And, the Order of Priority for Protection of Farmland within Prime Agricultural Areas (shall be):

- specialty crop areas*
- CLI Class 1, 2 and 3 lands*
- any associated Class 4 through 7 lands (Based on PPS Policy 2.3.1)*

As explained previously, the land which is being proposed for rezoning is Class 2 and high on the priority list for protection. Certainly there is land available for development that is lower on the priority list.

Therefore, if Council deems that there is demand for the proposed clinic within its jurisdiction, there is sufficient guidance from provincial guidelines that the rezoning should be denied and an alternate location determined.

In conclusion, we disagree with the applicant’s comments on page 4c that “there is a very limited amount of agriculture on a business level” and “that most agricultural use is ‘hobby-farm’ related”. Agriculture is a very important economic driver in the valley that generates tens of millions of dollars in economic activity. The province has recognized not only the economic value but also the importance of protecting agricultural lands for future security in their guiding documents. When taken under consideration we implore the Council to subscribe to the provincial guidance, and the voices of the farmers, and deny the proposed rezoning.

Sincerely,

Darren Fisk
 General Manager
 Thunder Bay Co-Op Farm Supplies
 Enclosure

Darren Fisk
 Thunder Bay Co-Op Farm Supplies
 560 Boundary Drive
 Slate River, ON
 P7J 0A5

September 11, 2019

Dear Members of the Local Planning Appeal Tribunal (LPAT):

As the General Manager of Thunder Bay Co-Op Farm Supplies I am writing this letter as part of the appeal process to express the Co-Op's opposition to the Municipality of Neebing's Plan Amendment By-law #2019-33 and Rezoning By-law 2019-034 for the property located at 3935 Highway 61. For those of you who are not aware, Thunder Bay Co-Op Farm Supplies is located directly across Boundary Drive from the proposed rezoning site. Thunder Bay Co-Op Farm Supplies is an independent locally owned co-operative with a membership of over 145. All co-op members are member-owners and must be official farms with an OFA number to join. This appeal is on behalf of not only the Co-Op as an independent business, but also on behalf of all our local farm members.

I would like to begin this correspondence by acknowledging that as a Co-Op we are in favour of limited economic development within the municipality and understand the need for the municipality to increase the presence of businesses that service the local community and hence increase the tax base. Our concerns relate to the proposed plan amendment and rezoning of this specific site.

The basis of our objection is founded upon two guiding principles that are specifically outlined below:

1. This property is valuable agricultural land and its rezoning and subsequent development would run contrary to the stated guidelines outlined by the *Ministry of Agriculture, Food and Rural Affairs (OMAFRA) Guidelines on Permitted Uses in Ontario's Prime Agricultural Areas* that were developed and incorporated into the *Provincial Policy Statement* issued under *Section 3 of the Planning Act(2014)*
2. The proposed rezoning would create businesses that potentially conflict with the daily operations of *Thunder Bay Co-Op Farm Supplies* and our agricultural members which again is contrary to the stated objectives of *OMAFRA* and the *Provincial Policy Statement*.

1) Prime Agricultural Land:

According to the principles outlined by OMAFRA in their *Guidelines on Permitted Uses in Ontario's Prime Agricultural Area*:

“Ontario's **prime agricultural areas** are the province's most fertile areas where most of our crops are produced. Prime agricultural areas are the foundation of local food production, agri-food exports and the growing bio economy, and make a significant contribution to Ontario's jobs and economic prosperity. This land is finite and non-renewable - great care must be taken to make sure we have this resource for generations of farmers to come.”

OMAFRA's guidelines were published in 2014 as a complementary resource to guide municipal decision makers in their land use decision making in conjunction with the *Provincial Policy Statement (2014) (PPS)*. After considering OMAFRA's guidance the *Provincial Policy Statement* issued under *Section 3 of the Planning Act(2014)* was quite clear on the goal of preserving agricultural land.

- According to PPS 1.1.5.7 “Opportunities to support a diversified rural economy should be promoted by protecting agricultural and other resource-related uses and directing non-related development to areas where it will minimize constraints on these uses.”
- PPS 1.1.5.8 continues that “*Agricultural uses, agriculture-related uses, on farm diversified uses and normal farm practices* should be promoted and protected in accordance with provincial standards”
- In terms of long-term economic prosperity, which the applicant argues his clinic provides, the PPS is also quite clear in section 1.7.1 (h) which states “Long-term economic prosperity should be supported by.....providing opportunities to support local food, promoting the sustainability of agri-food and agri-product businesses by protecting agricultural resources, and minimizing land use conflicts.”
- In term of neighbouring property uses PPS Policy 2.3.3.1 expands to state that: “In prime agricultural areas, permitted uses and activities are: agricultural uses, agricultural-related uses, and on-farm diversified uses....Proposed agricultural-related uses *shall be compatible with and shall not hinder*, surrounding agricultural operations...”

Thus, in making this decision the Council was left with two primary decisions to make. First, was the property being considered for rezoning prime agricultural land? Second, were the proposed uses compatible?

On the first note, the property being considered for rezoning is in fact PRIME agricultural land. The Municipality of Neebing acknowledged such by designating this site as Agricultural in its 2008 Official Plan due to the existence of “prime agricultural soils” with the intent:

- (a) to encourage the preservation of agricultural lands for agricultural purposes
- (b) to direct non-farm uses to the Rural or Lakefront Residential Areas
- (c) to minimize the impact of non-farm uses on agricultural operations....

In fact, the Official Plan stated in section 4.2.5 that “Agricultural parcels and farm operations shall be maintained in units which are large enough to maintain flexibility to adapt to changing economic conditions of the agricultural industry”. Certainly, removing this contiguous parcel of prime land runs contrary to Neebing's own plan objectives.

To the question of farming viability, a portion of the property has been continuously farmed for well over 20 years and has been very productive land for those who have used the property. Further, the letter from the *Ministry of Agriculture and Food* dated December 3, 1980 and provided by the applicant has identified the property as having Class 2 soil. This soil type of is the highest class soil in our region and is very scarce. Land type maps show this property as Class 2 soil and demonstrate the rarity of such types within the valley. The fact that the property has been previously sub-divided is irrelevant as every acre of prime agricultural land is valuable and irreplaceable once used for non-agricultural uses. Therefore, the fact that this is prime agricultural land is a given. Recall that according to the OMAFRA guidelines that were prepared to support the PPS, “prime agricultural areas shall be protected for long-term use for agriculture...”.

To the question of compatibility, OMAFRA's Guidelines are also quite clear on this matter. The guiding principle as provided by the PPS Policies and Definitions states that proposed uses "shall be compatible with and not hinder surrounding agricultural operations". Specifically it states, "the intent of the PPS and the guidelines are as follows:

- *Agriculture remains the principal use in prime agricultural areas*
 - *Prime agricultural areas are protected for future generations*
 - *Land taken out of agricultural production, if any, is minimal*
 - *Regard is given to the long-term (multi-generational) impact on prime agricultural areas*
 - *Normal farm practices are able to continue unhindered*
 - *Agricultural and rural character and heritage are maintained as much as possible*
 - *Uses are compatible with agricultural uses*
 - *They make a positive contribution to the agricultural industry, either directly or indirectly*
 - *Servicing requirements (e.g., water and wastewater, road access, fire services, policing) fit with the agricultural context*
- *as outlined in OMAFRA, Guidelines on Permitted Uses in Ontario's Prime Agricultural Area, 1.4.*

In regards to this specific rezoning, OMAFRA further specifies in section 2.2.3 of their guidelines that an example of a use that would not be compatible is institutions, including CLINICS.

To OMAFRA's point that "proposed uses shall not hinder, surrounding agricultural operations...", it is hard to imagine that a medical clinic would not see issue with the spreading of manure, fertilizer, seeding and harvesting, as well as the associated noise, dust and traffic during peak seasons.

Thus, it has been demonstrated that the subject property is in fact prime agricultural land and that according to the OMAFRA guidelines, clinics are an incompatible use, and therefore we believe that the municipality should have declined the proposed rezoning on this basis alone.

In arguing for the rezoning, the applicant and the council acknowledged that;
 "the Provincial Policy Statement contains several policies relating to the preservation of 'agricultural land'....however, the size and configuration of the property, together with its proximity to highway use and commercial quasi-industrial use, prevent agricultural uses on any kind of decent scale".

However, OMAFRA's clearly states in Section 2.3.3 that "in *prime agricultural areas, all types, sizes and intensities of agricultural uses and normal farm practices* shall be promoted and protected in accordance with provincial standards". Further, the argument that the property is small (18 acres) and the crop (hay) has not been valuable are again irrelevant. The property was only used to grow hay as it was recently a leased parcel. This property could support many valuable crops if a farmer so chose. Given the shortages of hay in our area, one could also argue that the hay is a valuable cash crop in recent years. Additionally the "quasi-industrial use" is the Co-Op which is agricultural related, and the neighbouring retail commercial use is Thunder Oak Cheese Farm's retail store. Both are compatible uses according to the PPS, and thus permitted. They should not be used as justification to rezone agricultural land to commercial use for non-agricultural purposes.

Therefore, according to the guidance that OMAFRA has provided to PPS and the language provide in the Provincial Policy Statement (2014) this property should not be rezoned to allow for non-agricultural uses, nor should the plan amendment be allowed to proceed.

2) Thunder Bay Co-Op Farm Supplies

Our second point of contention for the proposed rezoning is the incompatibility of the proposed use with the daily operations of the Co-Op and the surrounding farm-members. Thunder Bay Co-Op Farm supplies has been in continuous operation since 1952. Our primary goal is to provide products and services to the area farmers as they operate their businesses. As a Co-Op we are owned by area farmers, which in their own right are a large economic driver in the region.

A part of our day-to-day operations includes the bulk roasting of grain crops, the receipt and blending of large volumes of agricultural fertilizer, and the receipt of large transport trucks full of agricultural goods. The roasting of grain crops can at times generate significant amount of smoke, which we anticipate would generate complaints from a clinic. Further, the delivery of bulk and retail goods is often done by large trucks. This combined with the heavy volume of tractor traffic during the spring, summer and fall months, is certainly not compatible with the proposed medical facility.

It is this very reasoning that OMAFRA employs with it language regarding incompatible uses. The intent of OMAFRA and the PPS's policies are to prevent land-use changes that will present future hindrance to the daily operation of agricultural business (farms) and the associated businesses (the Co-Op). The Provincial Policy Statement states in Section 1.1.5.7 that "opportunities to support a diversified rural economy should be promoted by protecting agricultural and other resource-related uses and directing non-related development to areas where it will minimize constraints on these uses."

Again, to OMAFRA's point that "proposed uses shall not hinder, surrounding agricultural operations...", it is hard to imagine that a medical clinic would not see issue with the smoke generated by roasting of grain, and the agricultural traffic we generate within a few hundred feet of their proposed clinic.

Although we are considered a good neighbor by most of our current neighbours, most of them are agricultural in nature and understand the basis of our operations. We strongly believe that the proposed medical clinic will lead to future complaints about the daily operations of our business and potentially hinder our ability to continue to provide vital products and services to the area farmers.

It is on this basis of incompatible uses and the potential future conflicts that exist that we again asked the Council to deny the rezoning application and plan amendment.

Additional Considerations

As outlined earlier on we do not object to limited economic expansion in area. But we do believe that such expansion should be specifically located on appropriate sites. This aligns with the policy statements OMAFRA has addressed in their guidelines.

- In section 3.1.1 the guidelines suggest that "*Before considering new or expanded settlement areas in prime agricultural areas, municipalities must demonstrate that there*

- are insufficient opportunities for development within existing settlement areas or on rural lands.”*
- Further, the Provincial Policy document outlines in Section 1.1.3.8 subsection that “*A planning authority may identify a settlement area or allow the expansion of a settlement area boundary only at the time of a comprehensive review and only where it has been demonstrated that:.....*
 - “*c) In prime agricultural areas:*
 1. *The lands do not comprise specialty crop areas;*
 2. *Alternative locations have been evaluated, and*
 - i. there are no reasonable alternatives which avoid prime agricultural areas; and*
 - ii. there are no reasonable alternatives on lower priority agricultural lands in prime agricultural areas;*

These principles are further delineated in PPS 2.3.6.1 and 2.3.6.2 which outlines the very limited conditions to allow for agricultural land to be used for non-agricultural uses, and only after alternate sites are explored.

To these point there is there has been no evidence that the municipality has explored other site locations for rezoning or for the development of a rural medical clinic. There have been no alternative sites presented that are *not* prime agricultural lands (even though many such sites exist). The idea of developing this site is been driven exclusively by the property owner despite the fact that it is in the very center of the valley’s agricultural heart.

However, in the event that the municipality concludes that there are insufficient development opportunities within the community and that they must rezone agricultural land to achieve development goals, OMAFRA has also established a protocol for using agricultural land. As outlined in OMAFRA’s guidelines:

3.1.2 Alternative Locations

If there are insufficient growth opportunities within existing settlement areas and on rural lands outside of prime agricultural areas, lower-priority (i.e., poorer-quality) land within prime agricultural areas needs to be identified and evaluated. The Order of Priority for Protection of Farmland within Prime Agricultural Areas (shall be):

- *specialty crop areas*
- *CLI Class 1, 2 and 3 lands*
- *any associated Class 4 through 7 lands (Based on PPS Policy 2.3.1)*

As explained previously, the land which is being proposed for rezoning is Class 2 and high on the priority list for protection. Certainly in a municipality as large as Neebing there are alternative sites available for developments that are lower on the priority list. Therefore, if Council deemed that there is demand for the proposed clinic within its jurisdiction, there is sufficient guidance from provincial guidelines that the rezoning should be denied and an alternate location determined.

The Northern Growth Plan

In making their decision Council acknowledged that the Provincial Policy Statement “contains many policies opposed to the conversion of agricultural land for other uses”, but concluded that the “Northern Growth Plan contains policies that the support the application, and that the Northern Growth Plan is to take precedence over the Provincial Policy Statement...”.

If in fact the Northern Growth Plan (2011) does take precedent over OMAFRA's *Guidelines on Permitted Uses in Ontario's Prime Agricultural Area* (2014) and the Provincial Policy Statement (2014) it is worth noting that the Northern Growth Plan also makes specific reference to agriculture. Section 2.3.3 (d) specifically states as a goal "expanding production in the North to contribute to a sustainable local food source for Northern Ontario residents". Inferred in this goal of expansion must be the notion that preservation of existing prime agricultural sites is also key and we have already determined this subject property is of the highest quality agricultural lands in the region.

Council did refer to the Northern Growth Plan in their decision, citing language about economic development and health sciences. However, the language in the Northern Growth is very vague when it comes to economic development (Section 2.3.7) and development of medical services (Section 3.4). However I would argue that the economic growth drivers in health sciences described in section 2.3.7 are of a larger scale than a neighborhood health clinic that is 3,000 s.f.. Further, the stated goals of expanding health services as described in Section 3.4.1 and Section 3.4.2 are more suited to more remote locations than this proposed clinic. There are numerous health care options within a short distance, and a regional hospital within a 20 minute drive of this location. The Council repeatedly pointed to the lack of medical practitioners in the area and trying to attract them to the area, perhaps in reference to section 3.4.1 (a) of the Northern Growth Plan. This clinic will do nothing to alleviate this issue as it is a regional issue, and the city of Thunder Bay, 15 km to the north, already has a shortage of medical professionals. This clinic will not simply be a case of "If you build it they will come".

When analyzing the Northern Growth Policy as a whole, it is important to note that the document does not provide a hierarchy of goals. Presumably it is just a guiding document in which all the stated objectives are considered equal and none takes priority over the other. One must then question if it is fair to prioritize a small clinic that has no specific guiding language in the Northern Growth Plan over fully productive agricultural land that is supported by very specific goals in the Northern Growth Plan. Considering all these facts I would argue that the Northern Growth Plan, especially when taken into consideration with OMAFRA's guiding principle and the 2014 PPS, does not support the rezoning of agricultural land for institutional uses.

Conclusion

In summation, we disagree with the applicant's comments on page 4 of the rezoning that "there is a very limited amount of agriculture on a business level" and "that most agricultural use is 'hobby-farm' related". Agriculture is a very important economic driver in the valley that generates tens of millions of dollars in economic activity. The province has recognized not only the economic value but also the importance of protecting agricultural lands for future security in their policy documents. When taken under consideration we implore the Tribunal to subscribe to the provincial guidance, and the voices of the farmers, and deny the proposed rezoning and plan amendment.

Sincerely,

Darren Fisk
General Manager
Thunder Bay Co-Op Farm Supplies

Municipality of Neebing

March 15, 2021

Good morning.

We are emailing you in regards to a public meeting to be held March 24, 2021 discussing proposed rezoning of Property known as 3935 Highway 61, Neebing, proposed by the Municipality of Neebing.

This parcel of land is prime farmland. We rented and worked this land for many years till the sale, it is productive, needed and necessary for growing crops for generations to come. It is imperative that farmland not be rezoned, it is used for growing food.

There are many parcels of non-agricultural land within the municipality that could be developed for commercial uses, and we are in favor of such development, as long as it does not take away farm land.

Agriculture is a very important economic driver in the valley that generates tens of millions of dollars in economic activity. The province has recognized not only the economic value but also the importance of protecting agricultural lands for future security in their guiding documents. When taken under consideration we implore the Council to subscribe to the provincial guidance, and the voices of the farmers, and deny the proposed rezoning.

Sincerely,

Fred & Amy Breukelman

Ben & Kristen Breukelman

Breukelman's Mountainview Farm Ltd.

106 Blake Scoble Townline Road,

Neebing ON, P7L 0C2

.

Thunder Bay Federation of Agriculture

March 18, 2021

3386 Oliver Rd.
Thunder Bay, ON
P7G 1S9
(807) 631-9598

Rosalie A. Evans, Solicitor-Clerk
Municipality of Neebing
4766 Highway 61, Neebing, ON, P7L 0B5

Dear Sir/Madame

Reference: Amendment of Neebing's official Plan
Regarding the redesignation of the property of 3935 Highway 61, in the Municipality of Neebing ON, within the official plan.

The Thunder Bay Federation of Agriculture wishes to state its opposition to this proposed amendment within the official plan.

As agriculture land is limited and rapidly disappearing in Ontario, this land must be protected. As stated in the Provincial Policy Statement 2014

1.1.5.8 Agricultural uses, agriculture-related uses, on-farm diversified uses and normal farm practices should be promoted and protected in accordance with provincial standards.

Development of non-agriculture uses should be done on land that is zoned in the Municipal Land Use Plan for this purpose. In accordance of Provincial Policy Statement 2014

1.1.3.1 Settlement areas shall be the focus of growth and development, and their vitality and regeneration shall be promoted.

1.1.4.2 In rural areas, rural settlement areas shall be the focus of growth and development and their vitality and regeneration shall be promoted.

A 1-acre non-agricultural use within an agriculture area sterilizes 250 acres surrounding it from livestock-related uses, i.e.: new barns and manure storage or expansions of existing agriculture facilities. One of the reasons why planning endeavours to separate non-compatible land uses, like a medical clinic from agricultural operations, is to minimize conflicts between new non-agricultural uses and the abutting agricultural uses. Non-agricultural uses often complain about agricultural odours, noises, dusts, lights, vibrations, or flies.

As is stated also in the Provincial Policy Statement 2014

1.2.6 Land Use Compatibility

1.2.6.1 Major facilities and sensitive land uses should be planned to ensure they are appropriately designed, buffered and/or separated from each other to prevent or mitigate adverse effects from odour, noise and other contaminants, minimize risk to public health and safety, and to ensure the long-term viability of major facilities.

As this is an agriculture area there are concerns with inserting a non-agricultural use zoning within an agricultural area. Was the Minimum Distance Separation formula calculation done?

1.1.5.9 New land uses, including the creation of lots, and new or expanding livestock facilities, shall comply with the minimum distance separation formulae.

It is important to note that our submission is in respect of the proposed development. While we have taken every effort to present accurate information for your consideration, as we are not a decision maker or statutory consultee, we cannot accept any responsibility for unintentional errors or omissions, and you should satisfy yourselves on any facts before reaching your decision.

We as a Federation fully support rural development and healthy country living within our communities. We are not opposed to having new development within Neebing Township, we encourage the development to take place in designated areas that do not have negative impacts on the limited agricultural activity within your township.

We wish you success as your Township strives to foster new and existing enterprises.

TBFA President

A handwritten signature in blue ink, appearing to read 'Mike Visser', written over a horizontal line.

Mike Visser



130 Conservation Road, PO Box 10427
Thunder Bay, ON P7B 6T8
Phone: (807) 344-5857 | Fax: (807) 345-9156

March 19, 2021

VIA EMAIL: clerk@neebing.org

Ms. Erika Kromm
Municipality of Neebing
4766 Highway 61
Neebing, ON P7L 0B9

Dear Ms. Kromm:

Re: Amendments to the Municipality of Neebing Official Plan Review, March 2021

The Staff of the Lakehead Region Conservation Authority (LRCA) have reviewed the Amendments to the Municipality of Neebing Official Plan Review and provide the following comments.

General Comments:

It is noted that the Schedules were not provided and therefore not reviewed as part of these comments. It is requested that when available the Schedules are provided for review and comment.

All references to Ministry of Natural Resources (MNR) should be updated to reference Ministry of Natural Resources and Forestry (MNRF). All references to Ministry of the Environment (MOE) should be updated to reference Ministry of Environment, Conservation and Parks (MECP) (updated in some sections, but not all).

It is recommended that a Table of Contents is added to the document for ease of use by the reader.

It is requested that if any changes are proposed for the Little Trout Bay Conservation Area, that the LRCA as the landowner is advised prior to the approval of the updated Official Plan. It is understood that the current designation is Recreational and partially Use Limitation.

It is requested that due to the on-going COVID-19 situation, that all planning notices are also sent to the LRCA via email (info@lakeheadca.com, scott@lakeheadca.com) due to staff working from home and limited access to regular mail services. A submission deadline for comments is also requested to be added on all notices.

Official Plan Comments:

Section	Comment
2.13.1	Remove the reference to the LRCA being responsible for fish habitat areas. The prior agreement between DFO and the LRCA in conjunction to fish habitat review has been cancelled by DFO.
3.3.1	It is recommended that the feature of inland lakes and shorelines is added to the list of applicable features.
3.3.2 3.3.5	The section states that approval is required from the LRCA except for uses that are considered to be permitted uses in the Use Limitation Areas. It is suggested that the wording is changed, as permits may be required if regulated activities are conducted in the Use Limitation Areas regardless of permitted uses (e.g. a culvert installation in relation to a passive recreational use, etc.).
3.3.4	Remove the reference to the LRCA being an agent of the DFO.
3.3.6	Reference should be added to inland lake shorelines and Lake Superior shoreline.
4.4.5	It is suggested to list “natural hazards” in addition to fish resources as what is consulted on in regards to developing within 120 metres of a shoreline.
4.6.2	It is recommended to add “ <i>Conservation Authorities Act</i> ” and LRCA in addition to “in accordance with the provisions of the <i>Lakes and Rivers Improvement Act</i> and/or the <i>Public Lands Act</i> ”.
4.6.4	Reference should be added to include the LRCA.
4.6.5	Reference to the LRCA should be included as to who the Municipality would work in conjunction with or may require a study (i.e. Environmental Impact Statement). LRCA permits will be required for development in the Environmental Protection Zone, where the feature is related to a wetland, whether deemed to be provincially significant or not. Interference with a wetland, will require an assessment of the resulting impact to the hydrological function; therefore, it is

		recommended to add (e) an evaluation of the impact to the hydrological function.
4.7		<p>The LRCA is currently in the process of delineating the boundary of unevaluated wetlands within the Municipality of Neebing. The estimated completion date is March 2021. It is recommended to include the confirmed boundaries of wetlands in the Municipality on the appropriate Schedule in both the Official Plan and Zoning By-Law.</p> <p>An additional category of wetland called “evaluated wetland” should be considered, which would address how the Municipality would deal with wetlands that exist, but may not be deemed “provincially significant”; however, afford some level of protection.</p>
4.7.2		It is recommended that this section be amended to include that a permit may be required from the LRCA for any development in or adjacent to wetlands. It is also suggested that “hydrological function” be added.
4.7.4		Reference should be added to include the LRCA.
4.7.5		<p>It is recommended that this section be amended to include that a permit may be required from the LRCA for any development in or adjacent to wetlands.</p> <p>Change “significant species” to “wetland species”.</p> <p>It is also suggested that the requirement of an adequate study (i.e. Environmental Impact Study) may also be required, in addition or in conjunction to the wetland evaluation.</p>
Individual Parcels	Land	Comment
Map 1		<p>The LRCA has no objection to changing the designation from “Agricultural” to “Rural”.</p> <p>The southern portion of this lot is regulated by the LRCA. The construction of any buildings or structures, the placing or dumping of fill, site grading, interference with a wetland, or any alteration to the shoreline or existing channel of a lake or watercourse may require a permit from the Authority.</p>

	See Attached Map.
Map 2	No comment. It is noted that the LRCA does not regulate islands.
Map 3	No comment. It is noted that the LRCA does not regulate islands.
Map 4	<p>The LRCA does not support the extension of the “Lakefront Residential” designation due to the steep slope/cliff. A Slope Stability Analysis Study, including the potential risk to the proposed development (lot development and road access) and the future slope stability of the cliff would be required prior to the lots being deemed developable.</p> <p>See Attached Map</p>
Map 5	No comment. It is noted that the LRCA does not regulate islands.
Map 6	<p>The LRCA does not support the complete removal of the “Environmental Protection” designation off this property as it is part of the Sturgeon Provincially Significant Wetland identified in Section 4.7.1. A partial removal of the area where historical development occurred may be supported; however the boundary of the remaining wetland should remain zoned EP on the site, with the new boundary requiring confirmation.</p> <p>See Attached Map.</p>
Map 7	<p>The LRCA does not support the removal of the “Environmental Protection” designation off this property as it is part of the Sturgeon Provincially Significant Wetland identified in Section 4.7.1 .</p> <p>See Attached Map.</p>
Map 8	<p>The LRCA does not support the removal of the “Environmental Protection” designation off this property as it is part of the Sturgeon Provincially Significant Wetland identified in Section 4.7.1 .</p> <p>See Attached Map.</p>
Map 9	See comments for Map 4.

It is requested that the Authority have the opportunity to review and comment on subsequent drafts of the Official Plan including all the Schedules, which were not available as part of this review.

If further clarification is required, please contact the undersigned, at the Authority office.

Yours truly,

A handwritten signature in black ink that reads "Tammy Cook". The signature is written in a cursive, flowing style.

Tammy Cook
Chief Administrative Officer

sd/tjc





















Attachments: Maps

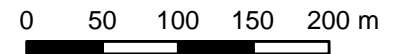
- Number 1 – 3935 Highway 61
- Number 4 – 240 Sturgeon Bay Road
- Number 6 – 1410 Sturgeon Bay Road
- Number 7 – Landlocked Parcel Sturgeon Bay Road
- Number 8 – Sturgeon Bay Road

Number 1
3935 Highway 61



Legend

-  Subject Property
-  Parcels
-  Approximate Regulated Area
-  Lake Superior Regulated Area
- Flood & Fill Line**
-  Regional Floodline
-  100 Year Floodline
-  Fill Line
-  Floodplain
-  Approximate 100 Year Lake
-  Superior Floodline
- Drainage**
-  Water Body
-  Provincially Significant Wetland
-  Evaluated Wetland
-  Wetland
- Watercourse**
-  Stream
-  River
-  Ditch
- Roads**
-  Highway
-  Road
-  Street



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
















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Number 4
240 Sturgeon Bay Road



Legend

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-  Lake Superior Regulated Area
- Flood & Fill Line**
-  Regional Floodline
-  100 Year Floodline
-  Fill Line
-  Approximate 100 Year Lake Superior Floodline
- Drainage**
-  Water Body
-  Provincially Significant Wetland
-  Evaluated Wetland
-  Wetland
- Watercourse**
-  Stream
-  River
-  Ditch
- Roads**
-  Highway
-  Road
-  Street
- 2m Contour Lines**
-  2m Contour
-  10m Contour

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















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Number 6
1410 Sturgeon Bay Road



Legend

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-  Lake Superior Regulated Area
- Flood & Fill Line**
-  Regional Floodline
-  100 Year Floodline
-  Fill Line
-  Floodplain
-  Approximate 100 Year Lake Superior Floodline
- Drainage**
-  Water Body
-  Provincially Significant Wetland
-  Evaluated Wetland
-  Wetland
- Watercourse**
-  Stream
-  River
-  Ditch
- Roads**
-  Highway
-  Road
-  Street

0 10 20 30 40 50 m



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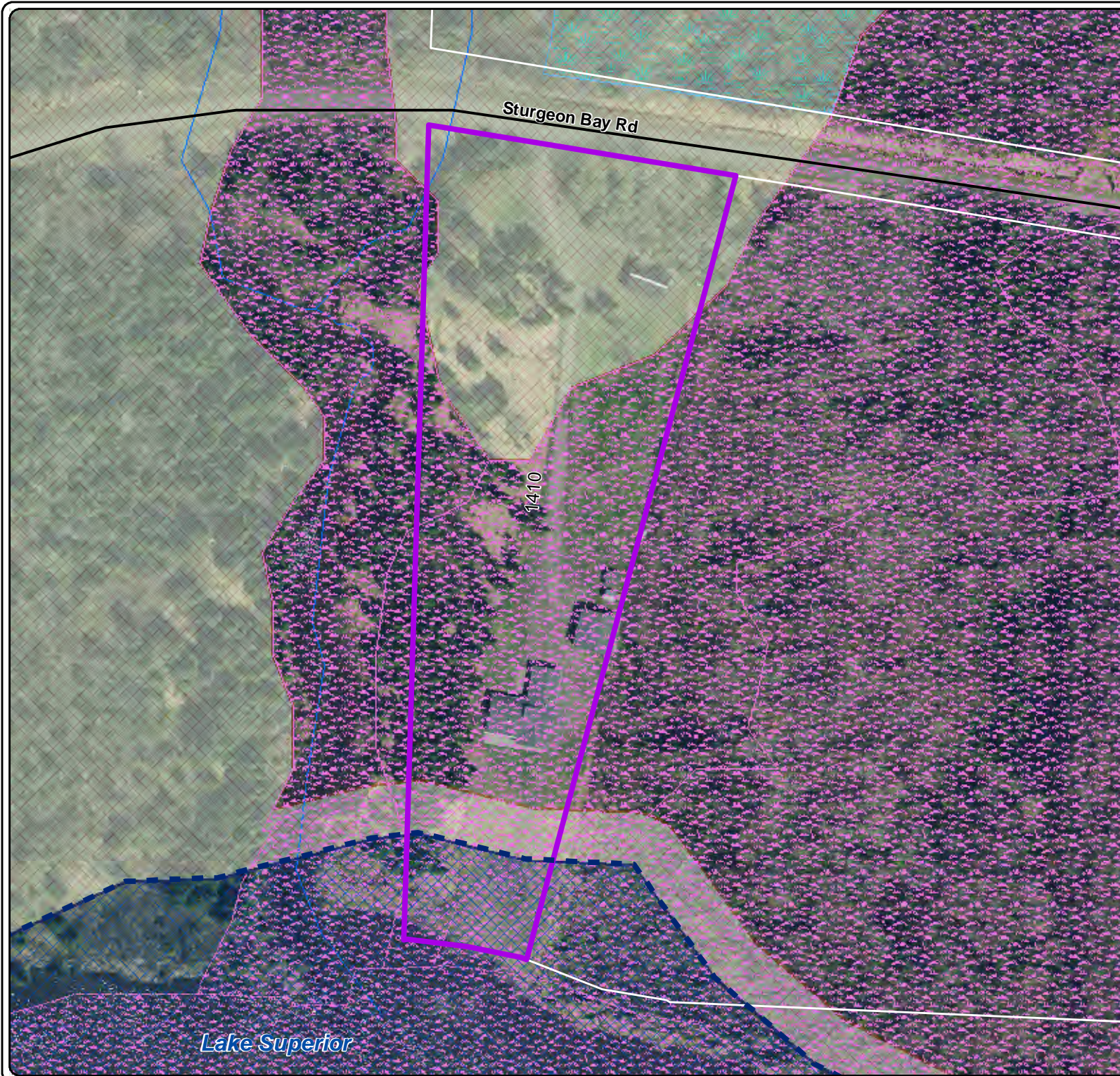
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













Lake Superior

Number 7
Landlocked Parcel
Sturgeon Bay Road



Legend

-  Subject Property
-  Parcels
-  Approximate Regulated Area
-  Lake Superior Regulated Area
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-  Regional Floodline
-  100 Year Floodline
-  Fill Line
-  Floodplain
-  Approximate 100 Year Lake Superior Floodline
- Drainage**
-  Water Body
-  Provincially Significant Wetland
-  Evaluated Wetland
-  Wetland
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- Roads**
-  Highway
-  Road
-  Street

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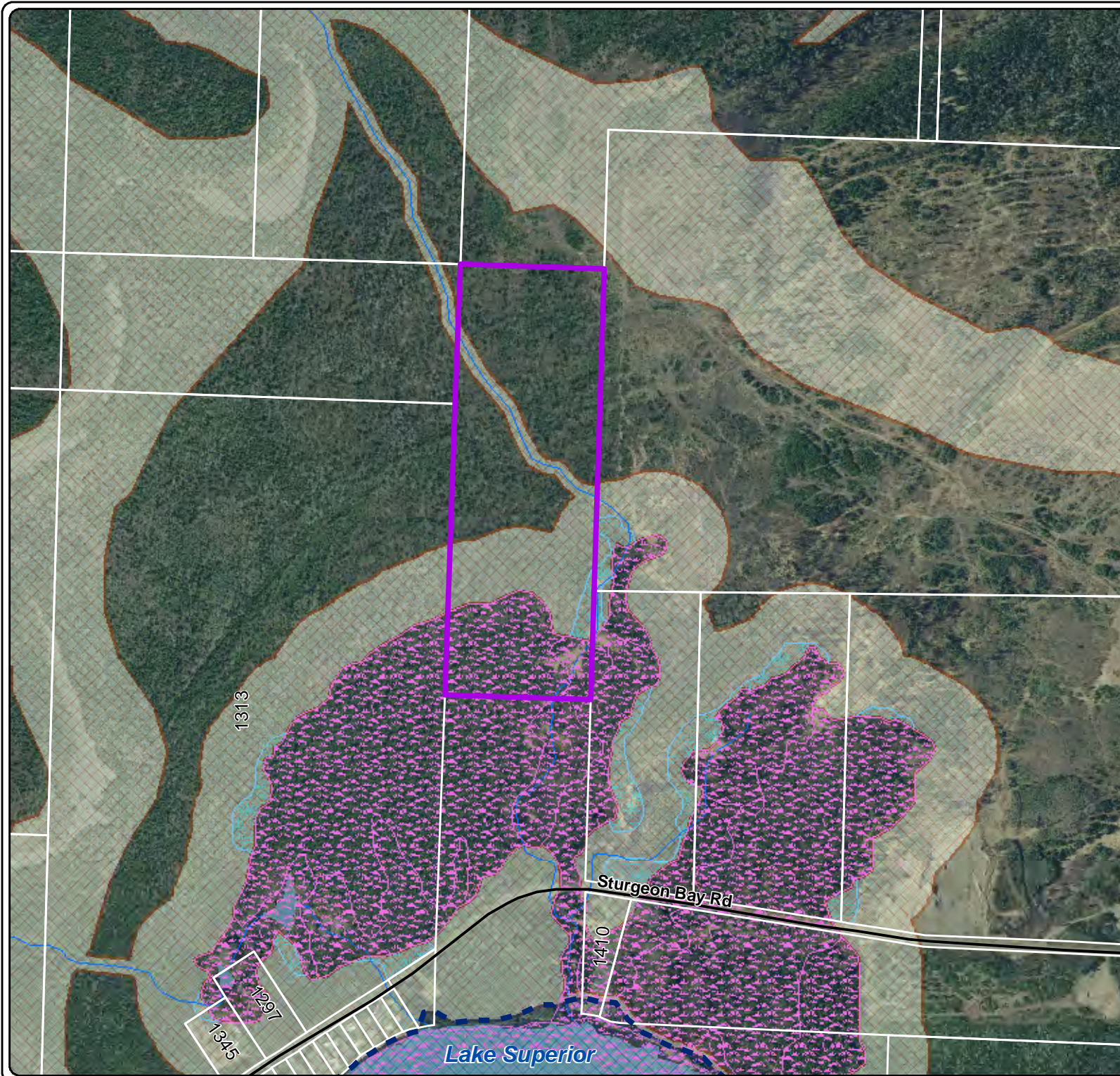
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




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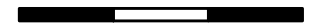
Number 8 Sturgeon Bay Road Lot



Legend

-  Subject Property
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-  Approximate Regulated Area
-  Lake Superior Regulated Area
- Flood & Fill Line**
-  Regional Floodline
-  100 Year Floodline
-  Fill Line
-  Floodplain
-  Approximate 100 Year Lake Superior Floodline
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-  Water Body
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-  Evaluated Wetland
-  Wetland
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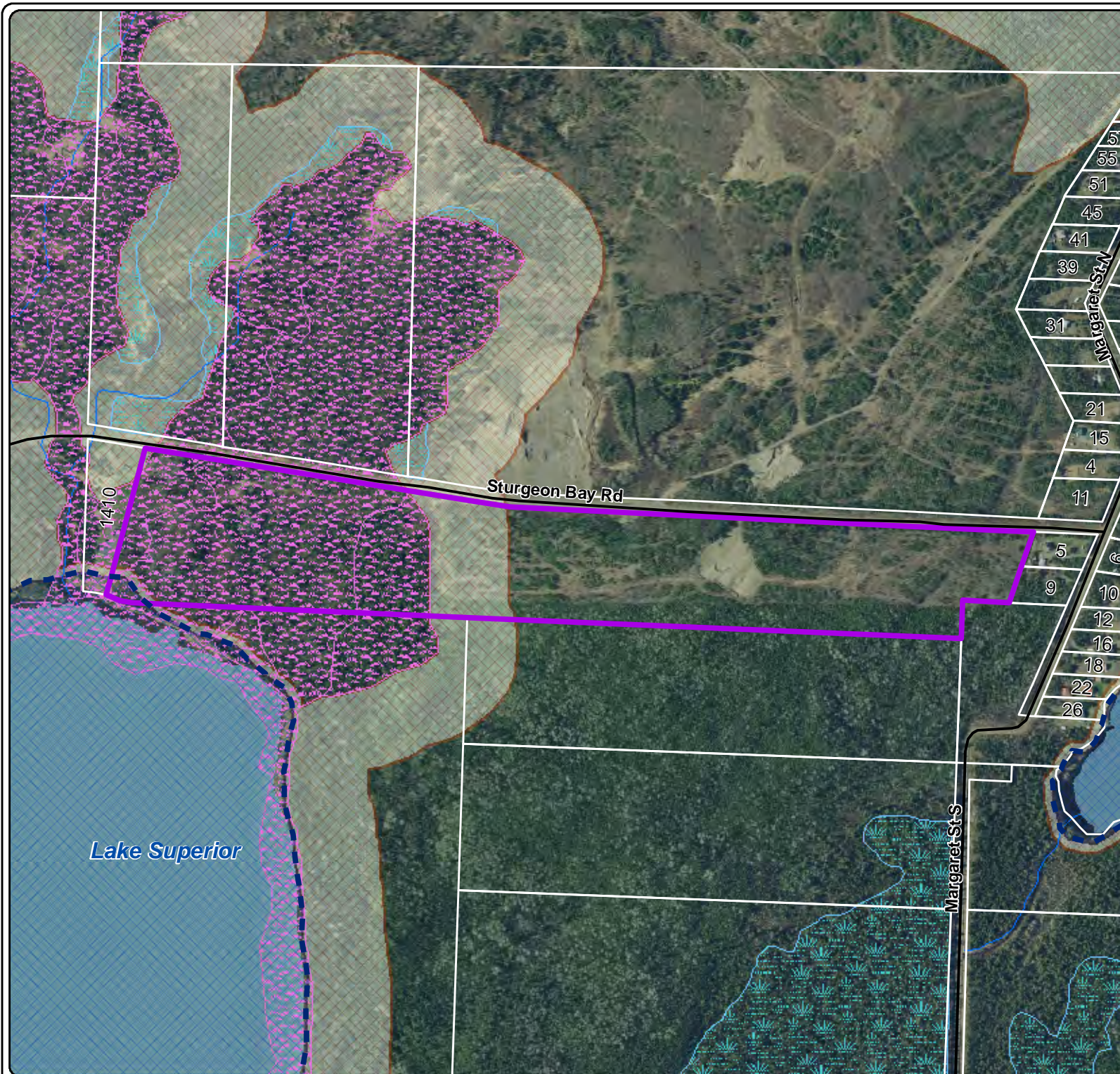
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**The Corporation of the Municipality of Neebing
Administrative Report**

Date: March 19, 2021 (for Public Meeting on March 24, 2021)

To: Mayor and Council

Subject: Proposed Amendments to the Zoning By-law
File Number: 11-D06-000002-2021

Submitted by: Erika Kromm, Clerk-Treasurer

RECOMMENDATION

At the Public Meeting, Council will hear comments from members of the public relating to the proposed amendments to the Zoning By-law, circulated earlier this month. Council may choose to direct further amendments to the By-law, or may consider deleting some of the proposed amendments, after hearing from the public.

Administration has reserved March 31st, 2021 for a second Public Meeting, should it be considered necessary.

Amendments directed, if any, will be prepared by Administration, and the By-law to amend the Zoning By-law will be placed before Council for its approval at its regular meeting scheduled for April 7th, 2021.

BACKGROUND & DISCUSSION

Neebing's comprehensive Zoning By-law (2017-030) was passed by Council in 2017. At the time of consolidation, some errors were made, which require correction. Some of the amendments to be considered involve those corrections. These are for the following properties:

1. 590 and 596 Memory Road (lot identification error correction); and
2. 214, 218 and 222 Cottage Drive East (special condition applied in 2015 inadvertently omitted).

The other amendments are based on Council discussions involving changes the Council would like to see to the by-law.

First, for properties identified as 11 through 65 Margaret Street North, it is proposed that the rear yard set-back be reduced from 10 meters to 5 meters. These properties abut a large open space property zoned for aggregate extraction. The aggregate extraction

rules provide that a buffer must exist between abutting the residential area and active gravel removal. Accordingly, it is considered reasonable that the rear yard set backs can be less than ordinarily required by the By-law.

Secondly, Council considers it appropriate to only allow stand-alone garages as permitted uses in the Rural Zone if the property on which it is constructed is five hectares in size or larger. At present, a stand-alone garage is allowed as a permitted use in the Rural Zone on any size property.

Thirdly, Council considers it appropriate to delete the permitted uses “guest cottage” and “boathouse” from the Lakefront Residential Zone.

Finally, Council considers it appropriate to delete the following permitted uses from the “Residential 1” and “Residential 2” Zones:

- a) guest cottage;
- b) boathouse;
- c) recreational dwelling; and
- d) recreational modular dwelling.

ATTACHMENTS

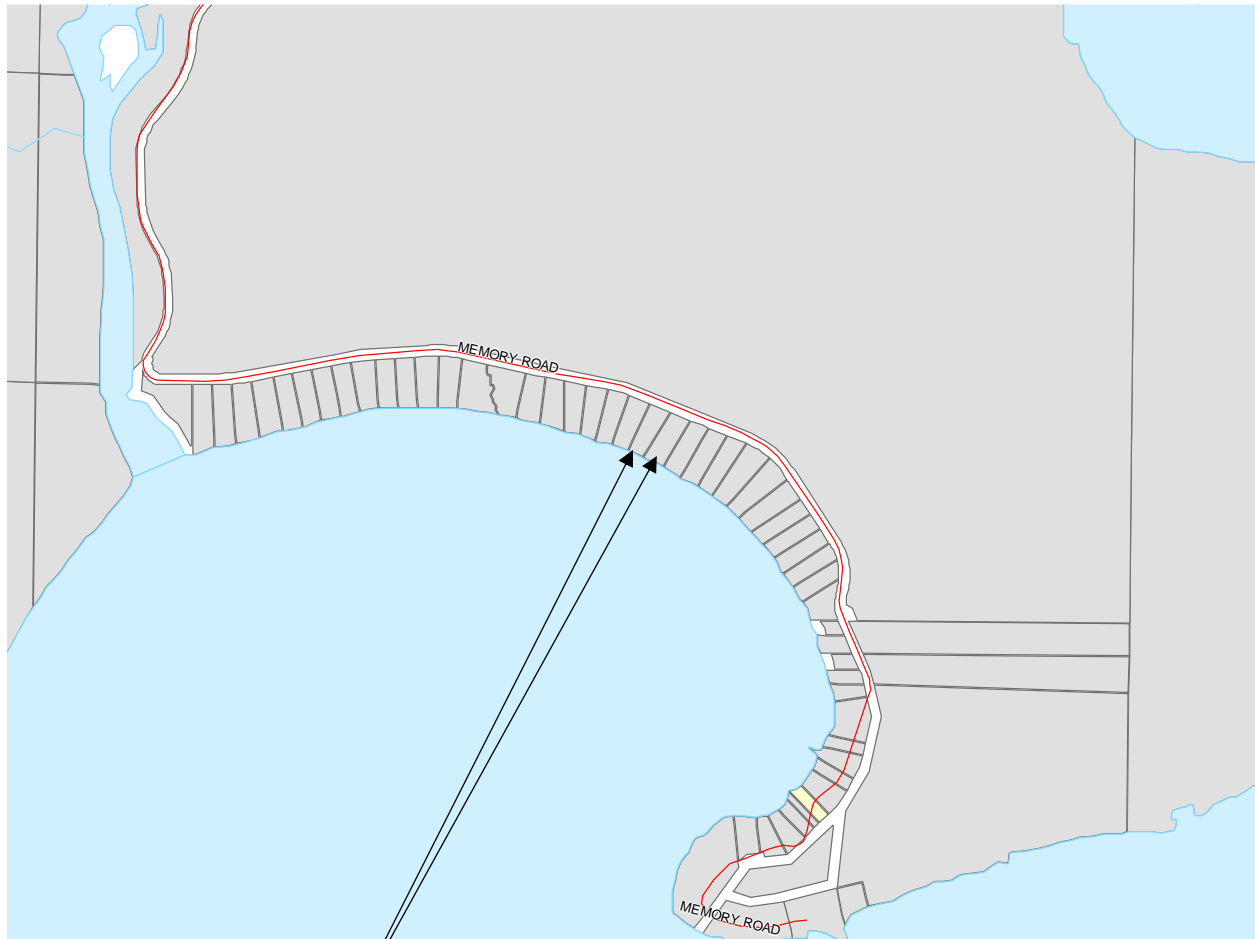
1. Site Map for 590 and 596 Memory Road
2. Site Map for 214-222 Cottage Drive East
3. Site Map for 11-65 Margaret Street North
4. Comments from Lakehead Region Conservation Authority

(Relevant documents are posted on the website. The original Zoning By-law maps, and other over-sized documents, such as Reference Plans or Subdivision Plans will be available during the meeting.)

AVAILABLE UPON REQUEST

File material; Council minutes

Site Map for Properties Municipally known as 590 and 596 Memory Road

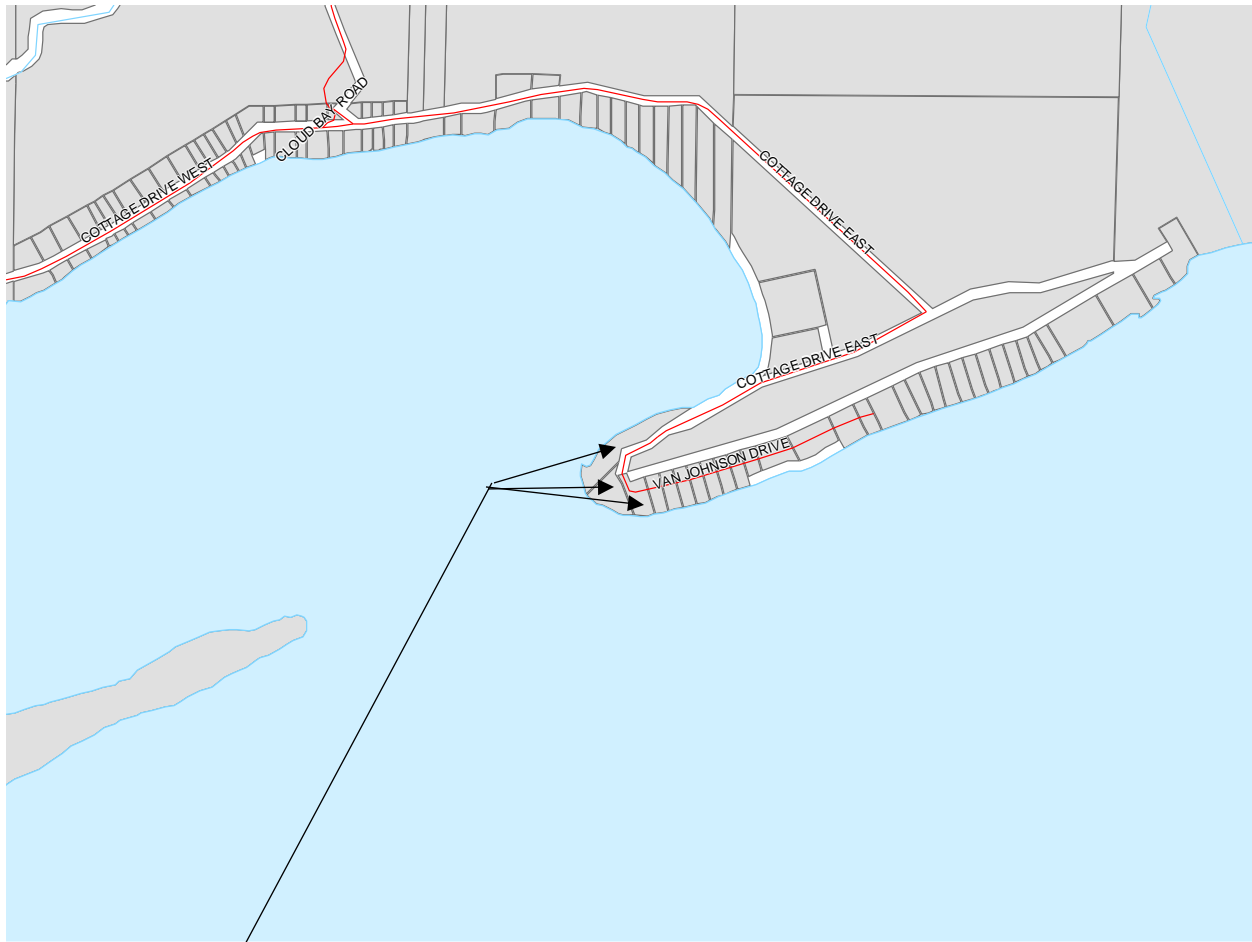


The Subject Properties

The proposal is to correct improper legal descriptions in the by-law. No other change is proposed.

(North is the top of the page)

Site Map for Properties Municipally known as 214-222 Cottage Drive East

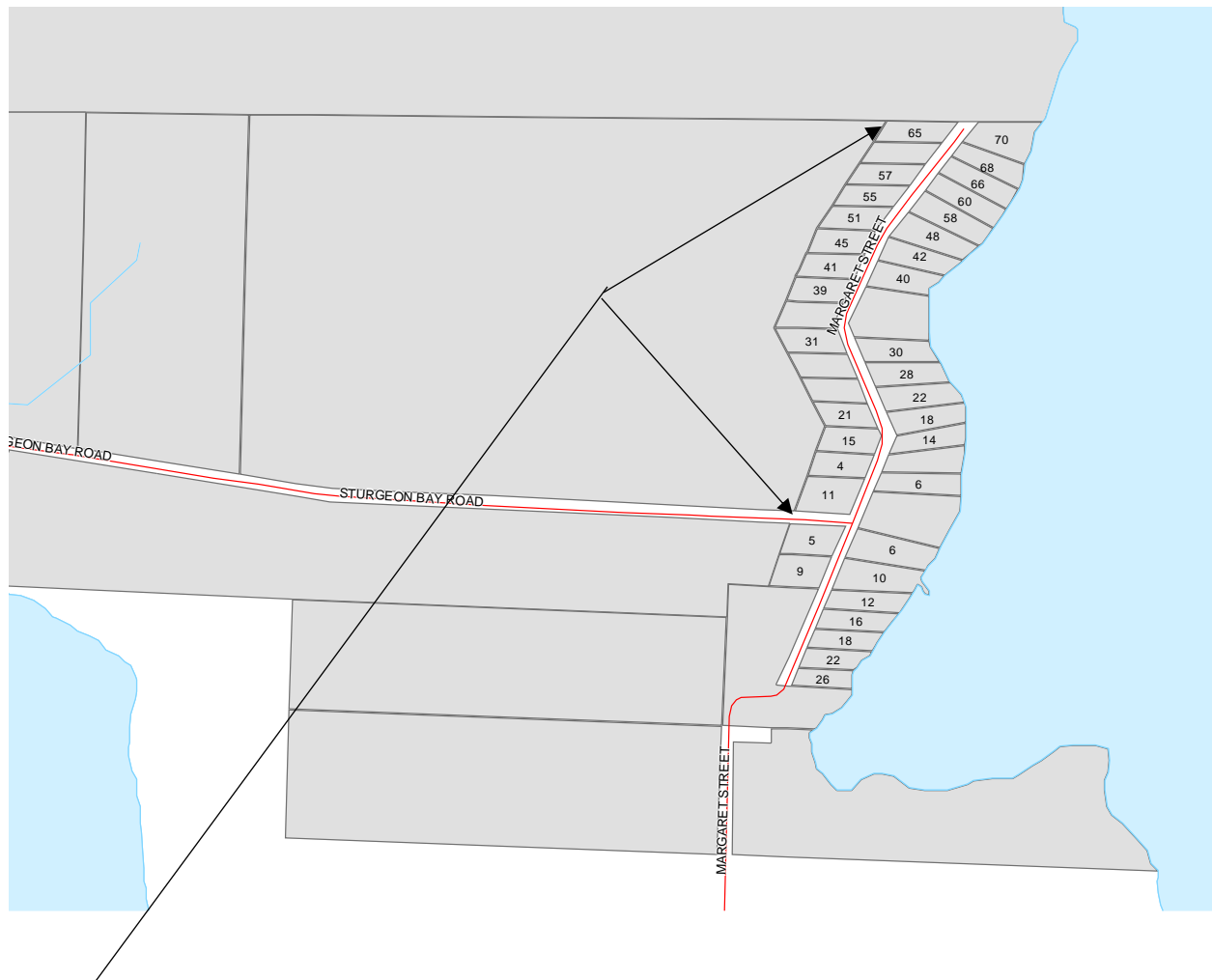


The Three Subject Properties are located on the peninsula, as shown on the map.

The proposal is to recognize Lakefront Residential zoning granted in 2015. This was inadvertently overlooked when the by-law was consolidated in 2017.

(North is the top of the page)

Site Map for Properties Municipally known as 11 to 65 Margaret Street North



The Subject Properties are located on the east side of Margaret Street North, between the arrows as shown on the map.

The proposal is to reduce the rear yard set back from 10 meters to 5 meters.

(North is the top of the page)



130 Conservation Road, PO Box 10427
 Thunder Bay, ON P7B 6T8
 Phone: (807) 344-5857 | Fax: (807) 345-9156

March 19, 2021

VIA EMAIL: clerk@neebing.org

Ms. Erika Kromm
 Municipality of Neebing
 4766 Highway 61
 Neebing, ON P7L 0B9

Dear Ms. Kromm:

Re: Amendments to the Municipality of Neebing Comprehensive Zoning By-law
 March 2021

The Staff of the Lakehead Region Conservation Authority (LRCA) have reviewed the Amendments to the Municipality of Neebing Comprehensive Zoning By-law Review and provide the following comments.

General Amendment Comments:

The LRCA has no objection to the list of three general amendments.

It is requested that due to the on-going COVID-19 situation, that all planning notices are also sent to the LRCA via email (info@lakeheadca.com, scott@lakeheadca.com) due to staff working from home and limited access to regular mail services. A submission deadline for comments is also requested to be added on all notices.

Site Specific Zoning By-Law Comments:

Site Specific Amendments	Comment
11 to 65 Margaret Street North	<p>The LRCA has no objection to Special Condition BL-13 in the Zoning By-law to alter the minimum rear yard setback from 10 metres to 5 metres.</p> <p>The northwest portion of 65 Margaret Street North and the adjacent lot is regulated by the LRCA. The construction of any buildings or structures, the placing or dumping of fill, site grading, interference with a wetland, or any alteration to the shoreline or</p>

	<p>existing channel of a lake or watercourse may require a permit from the Authority.</p> <p>See Attached Map.</p>
590 & 596 Memory Road	<p>The LRCA has no objection to the correction of the Lot numbers of these properties.</p> <p>The subject lots are regulated by the LRCA. The construction of any buildings or structures, the placing or dumping of fill, site grading, interference with a wetland, or any alteration to the shoreline or existing channel of a lake or watercourse may require a permit from the Authority.</p> <p>See Attached Map.</p>
214 – 222 Cottage Drive East	<p>The LRCA has no objection to updating the omitted special conditions relating to these properties.</p> <p>The subject lots are regulated by the LRCA. The construction of any buildings or structures, the placing or dumping of fill, site grading, interference with a wetland, or any alteration to the shoreline or existing channel of a lake or watercourse may require a permit from the Authority.</p> <p>See Attached Map.</p>

If further clarification is required, please contact the undersigned, at the Authority office.

Yours truly,



Tammy Cook
Chief Administrative Officer

sd/tjc

Attachments: Maps

- 11 to 65 Margaret Street N
- 214 to 222 Cottage Drive E
- 590 & 596 Memory Road

11 to 65 Margaret Street N



Legend

- Subject Property
- Parcels
- Approximate Regulated Area
- Lake Superior Regulated Area
- Flood & Fill Line**
- Regional Floodline
- 100 Year Floodline
- Fill Line
- Floodplain
- Approximate 100 Year Lake Superior Floodline
- Drainage**
- Water Body
- Provincially Significant Wetland
- Evaluated Wetland
- Wetland
- Watercourse**
- Stream
- River
- Ditch
- Roads**
- Highway
- Road
- Street

0 50 100 150 200 m



1:5,000

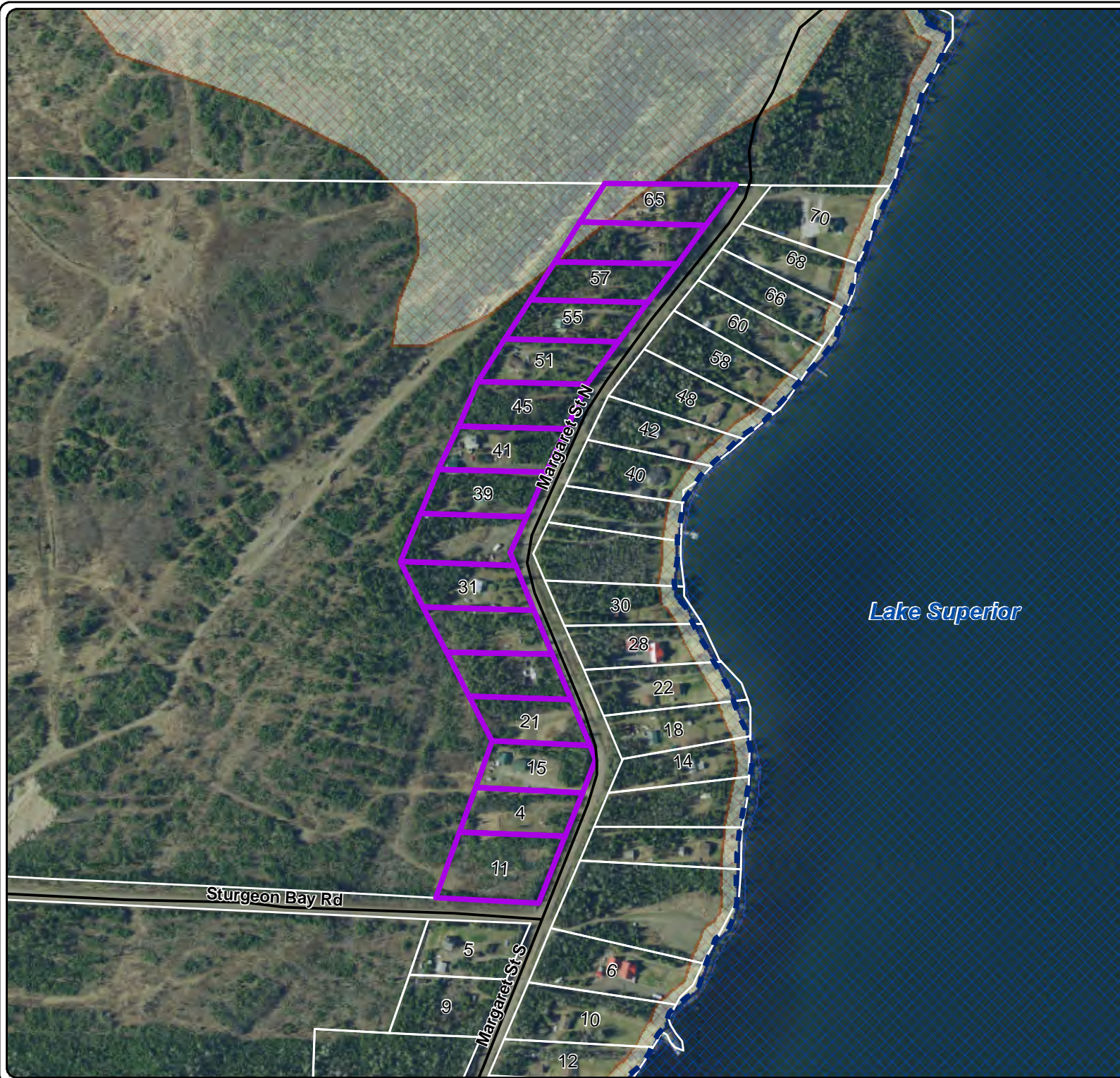
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Datum: NAD 83
 Projection: UTM Zone 16N
 Date: March, 2021
 Created by: scott

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214 to 222 Cottage Drive E

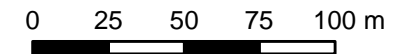


Lake Superior



Legend

- Subject Property
- Parcels
- Approximate Regulated Area
- Lake Superior Regulated Area
- Flood & Fill Line**
- Regional Floodline
- 100 Year Floodline
- Fill Line
- Floodplain
- Approximate 100 Year Lake Superior Floodline
- Drainage**
- Water Body
- Provincially Significant Wetland
- Evaluated Wetland
- Wetland
- Watercourse**
- Stream
- River
- Ditch
- Roads**
- Highway
- Road
- Street



1:2,500

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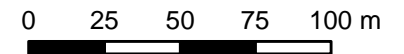
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590 & 596 Memory Road



Legend

-  Subject Property
-  Parcels
-  Approximate Regulated Area
-  Lake Superior Regulated Area
- Flood & Fill Line**
-  Regional Floodline
-  100 Year Floodline
-  Fill Line
-  Floodplain
-  Approximate 100 Year Lake Superior Floodline
- Drainage**
-  Water Body
-  Provincially Significant Wetland
-  Evaluated Wetland
-  Wetland
- Watercourse**
-  Stream
-  River
-  Ditch
- Roads**
-  Highway
-  Road
-  Street



1:2,500

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