

The Corporation of the
Municipality of Neebing

AGENDA for Special Meeting of Neebing Council, Sitting as Committee of the Whole
Wednesday, March 6, 2024 at 5:30 p.m.

At the Municipal Office or join from your computer or mobile device:

[Click here to join the meeting](#)

or call-in (audio only): **1-647-794-5609**, Conference ID **432 770 381**

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 Under Sections 34 and 53 of the Planning Act: Re-zoning and Consent (Severance) for Mink Mountain Properties

- 2.1 Application Z01-2024 (re-zone to general commercial) and B01-2024 (for a severance to create a lot) 1-12
- 2.2 Report from Clerk-Treasurer Regarding the Application (Recommendation to recommend that Council approve the requested amendment) 13-26
- 2.3 Receive Comments from Interested Members of the Public -
- 2.4 Debate Recommendation for Council -

3. Adjourn the Meeting

Municipality of Neebing 4766 Highway 61 Neebing, ON P7L 0B5 T: 807-474-5331 F: 1-807-474-5332		Application for Re-Zoning and/or Official Plan Amendment	
<p>The Applicant consents to an inspection of the property by members of the Neebing Municipal Council and by municipal staff. The undersigned hereby applies to the Neebing Municipal Council under the Planning Act, R.S.O. 1990, c. P. 13, as amended.</p> <p>THE INFORMATION IN THIS APPLICATION IS COLLECTED FOR THE PURPOSE OF CREATING A RECORD THAT IS AVAILABLE TO THE GENERAL PUBLIC.</p>			
1. Owner/Applicant Information:			
Name: Mink Mountain Properties (2000) Ltd		Tel: 807-623-1855	
Address: 665 Hewitson Street		Fax: 807-623-0360	
City/Prov/PC: Thunder Bay , ON		Email: john.simprel@brunoscontracting.com silvio@brunoscontracting.com	
Name:		Tel:	
Address Same As Owner Above <input checked="" type="checkbox"/> Or		Fax:	
City/Prov/PC:		Email:	
2. Agent Information Acting On Behalf Of Owner (If Any):			
Name:		Tel:	
Address:		Fax:	
City/Prov/PC:		Email:	
3. If there are existing easements, rights of way, restrictive covenants, mortgages, or any other encumbrances currently on the property, please provide details including names and addresses of interested parties. If there are no encumbrances, please indicate so.:			
No Encumbrances			
4. Property Legal Description:			
Assessment Roll Number:		58-01- 030-006-34700-0000	
Municipal Address (Or Abutting Road Name If Property Has No Address)		240 Mink Mountain Drive	
Registered Plan No.:		Mining Location No.: 21B, 22B, 33Z and 34Z	
Reference Plan No.: 55R9160		Lot No.:	
Concession No.: 9		Part No.: Block R	Sec. No.:

5. Physical description/dimensions of the parcel:		
Frontage in Meters: 2.6 km	Depth in Meters: 1.82 km	
Area in Square Meters: 4,394,178	Area in Hectares: 472	
Number of Buildings and Structures	Existing: 2	Proposed: 2
<p>(Attach a list of the <i>existing</i> buildings/structures including the dates that each was constructed. Attach a list of <i>proposed</i> buildings/structures. If any of the building are proposed to be demolished/removed as part of the development, indicate which ones. Be sure to include both existing (including any to be removed) and proposed building/structures on the diagram, including all set back dimensions and building heights.)</p>		
Use of the Land	Existing: Resort	Proposed: Resort
Number of years existing use has been ongoing: 23 Years		
Year the Applicant purchase the property:		
Official Plan Designation: Rural	Existing Zoning: Rural	
6. Are you seeking a New Official Plan designation?		
YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		
If YES, please indicate what is desired (attach more pages if necessary).		
7. Are you seeking a site-specific Official Plan policy amendment?		
YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		
If YES, please indicate what is desired (attach more pages if necessary).		
8. Are you seeking a new Zone?		
YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>		
If YES, please indicate which zone you are seeking. General Commercial - The rezoning would apply to a 99 hectare portion of the property that includes the resort.		
9. Are you seeking changes to the Zone Regulations (set-backs)?:		
YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		
If YES, please indicate the details (attach more pages if necessary):		
Frontage:	Current Requirement:	Change Sought:
Minimum front yard:	Current Requirement:	Change Sought:
Minimum rear yard:	Current Requirement:	Change Sought:
Minimum set-back from water:	Current Requirement:	Change Sought:
Maximum building height:	Current Requirement:	Change Sought:
Minimum building area:	Current Requirement:	Change Sought:

10. Describe, in detail, what new development is being proposed on this property. If there is no new development being proposed, describe the reasons for this application.:

There is no new development proposed. The property was rezoned in 1997 for the construction of the resort that currently exists on the property. The rezoning was not carried forward to the most recent versions of the zoning by-law and the by-law to rezone the resort to General Commercial was repealed. Since the resort is still in operation, the purpose of this application is to reinstate the General Commercial Zone to match the current uses of the property.

11. Road access to the Property:

	Mark (X)		Mark (X)
Provincial Highway		Private Road	
Municipal Road	X	Right of Way	
Water Only**			

**** Where access is proposed by water only, indicate on the sketch or in the space below, the parking and docking facilities to be used and the approximate distance of these facilities as well as the nearest public road from the subject land.**

12. Describe the parking facilities to be used and the approximate distance of these facilities between the subject land and the nearest public road.:

Property includes on-site parking that is approximately 40 meters from the public road.

13. Water supply to the property:

Mark (X)

	Privately Owned and Maintained Individual Well
X	Lake
	Other (specify):

14. Septic service to the retained parcel

Mark (X)

X	Privately Owned and Maintained Individual Septic System
	Outhouse/Privy
	Communal Septic System
	Other (specify):

NOTE: If the application seeks development on privately owned and operated individual or communal septic systems, and more than 4,500 litres of effluent would be produced per day as a result of the development being completed, a Servicing Options Report and a Hydrogeological Report must be provided.

15. Stormwater Drainage:			
Mark (X)		Mark (X)	
	Storm Sewer	X	Ditches
	Swales		Other (specify):
14. Is the subject land the subject of any other applications under the Planning Act? YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>			
If YES, provide the file/application number(s) and the status of such applications.			
Official Plan Amendment:		Plan of Subdivision:	
Zoning By-law Amendment:		Minor Variance:	
Minister's Zoning Order:		Consent: B01-2024	
15. Is ANY boundary line of the Property:			Mark (X)
			YES
			NO
...within 500 metres of an agricultural operation?			X
...within 500 metres of a landfill operation?			X
...within 500 metres of mineral aggregate operations or a pit or a quarry?			X
If YES, will the development hinder continued operations of extraction?			
...within 125 metres of a significant wetland?			X
Does any portion of the Property contain habitat of any endangered or threatened species (plant or animal)?			X
16. How, in your view, will the proposed development fit in with the other existing land uses in the vicinity of the property? Attach additional pages if necessary.			
This development is already in operation and complements the seasonal nature of the area and actively manages the rental of nearby seasonal dwellings.			
15. Describe in detail, how your development is consistent with the Provincial Policy Statement issued under Subsection 3(1) of the Planning Act. Attach additional pages if necessary.			
This development provides for diversification of the economic base and provides opportunities for recreation and tourism.			

CERTIFICATE OF THE APPLICANT

I/~~We~~ Silvio DiGregorio of the Municipality/Township/City of Thunder Bay in the Province of Ontario, solemnly declare that the

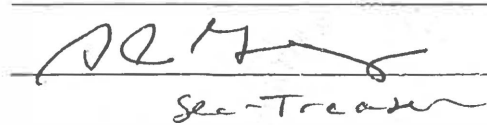
statements contained in this application are true. I/~~We~~ make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of the Canada Evidence Act.

Jointly and severally (delete if not required) at the Municipality/Township/City of

Neebing. This 20th day of February, 2024.


Commissioner for Taking Affidavits

Applicant(s) Signature:


Sec-Treasurer

If the Applicant is a Corporation, the application shall be signed by an Officer of the Corporation and the Corporate Seal shall be affixed – or written authorization from the Corporation signed by an individual who has authority to bind the Corporation.

Owner's/Owners' Authorization for an Agent to make the application on his/her/their/ behalf/behaves:

I/~~We~~ authorize _____ (name of Agent) to act on my/our behalf in submitting this application, which is filed with my/our knowledge and consent.

Owner/Owners' Signatures

Date



Municipality of Neening
 4766 Highway 61 Neening, ON P7L 0B5
 T: 807-474-5331 F: 1-807-474-5332

Application for Consent

The Applicant consents to an inspection of the property by members of the Neening Municipal Council and by municipal staff. The undersigned hereby applies to the Neening Municipal Council under the Planning Act, R.S.O. 1990, c. P. 13, as amended.
THE INFORMATION IN THIS APPLICATION IS COLLECTED FOR THE PURPOSE OF CREATING A RECORD THAT IS AVAILABLE TO THE GENERAL PUBLIC.

1. Owner/Applicant Information:

Name: <i>Mink Mountain Properties (2000) Ltd.</i>		Tel: <i>807-623-1855</i>	
Address: <i>665 Hewitson Street</i>		Fax: <i>807-623-0360</i>	
City/Prov/PC: <i>Thunder Bay Ontario P7B 5V5</i>		Email: <i>John.Simperle@baunoscontracting.com</i>	
Name:		Tel: <i>Silvio@baunoscontracting.com</i>	
Address Same As Owner Above <input checked="" type="checkbox"/> Or		Fax:	
City/Prov/PC:		Email:	

2. Agent Information Acting On Behalf Of Owner (If Any):

Name:		Tel:	
Address:		Fax:	
City/Prov/PC:		Email:	

3. Indicate the type of transaction for which the severance is required (Mark X):

To sell/transfer property	<input checked="" type="checkbox"/>	To approve a lease with a term over 21 yrs.	<input type="checkbox"/>
To add property to another (consolidate)	<input type="checkbox"/>	For a mortgage over part of the land	<input type="checkbox"/>
To provide an easement/right of way	<input type="checkbox"/>	Other (specify):	<input type="checkbox"/>

Provide the names of other parties involved, if known. (i.e. purchaser, mortgagor, tenant, person requiring easement, etc.)

4. If there are existing easements, rights of way, restrictive covenants, mortgages, or any other encumbrances currently on the property, please provide details. If there are no encumbrances, please indicate so.:

No ENCUMBRANCES

5. Property legal description:

Assessment Roll Number:	58-01- 030-006-34700-0000	
Municipal Address (Or Abutting Road Name If Property Has No Address)	240 Mink Mountain Drive	
Registered Plan No.:	Mining Location No.: 218/22B/332 and 342	
Reference Plan No.: 55R 9160	Lot No.:	
Concession No.: BIAKE 9	Part No.: BIK R	Sec. No.:

6. Physical description/dimensions of the parcel that will be RETAINED after severance:

Frontage in Meters:	1787	Depth in Meters:	1636 irr.
Area in Square Meters:	1,841,700.	Area in Hectares:	184.17
Number of Buildings and Structures	Existing: 1	Proposed:	1
Use of the Land	Existing: vacant	Proposed:	vacant
Official Plan Designation: Rural	Zoning: General Commercial / Rural		

7. Physical description/dimensions of the parcel(s) that will be SEVERED:**FIRST PARCEL:**

Frontage in Meters:	330	Depth in Meters:	100m
Area in Square Meters:	36,300	Area in Hectares:	3.63
Number of Buildings and Structures	Existing: 2	Proposed:	2
Use of the Land	Existing: Resort	Proposed:	Resort
Official Plan Designation: Rural	Zoning: General Commercial		

SECOND PARCEL (if applicable):

Frontage in Meters:		Depth in Meters:	
Area in Square Meters:		Area in Hectares:	
Number of Buildings and Structures	Existing:	Proposed:	
Use of the Land	Existing:	Proposed:	
Official Plan Designation:	Zoning:		

THIRD PARCEL (if applicable):

Frontage in Meters:		Depth in Meters:	
Area in Square Meters:		Area in Hectares:	
Number of Buildings and Structures	Existing:	Proposed:	
Use of the Land	Existing:	Proposed:	
Official Plan Designation:	Zoning:		

8.(a) Road access to retained parcel	Mark (X)	(b) Road access to severed parcel(s)	Mark (X) 2-1-9 SEVERED PARCEL		
			1	2	3
Provincial Highway		Provincial Highway			
Municipal Road	X	Municipal Road	X		
Private Road		Private Road			
Right of Way		Right of Way			
Water Only**		Water Only**			

**** (c) Where access is proposed by water only, indicate on the sketch or in the space below, the parking and docking facilities to be used and the approximate distance of these facilities as well as the nearest public road from the subject lands.**

9.(a) Water supply to the retained parcel	Mark (X)	(b) Water supply to the severed parcel(s)	Mark (X) SEVERED PARCEL		
			1	2	3
Privately Owned & Maintained Well		Privately Owned & Maintained Well			
Lake		Lake	X		
Other (specify):		Other(specify):			

10.(a) Septic service to the retained parcel	Mark (X)	(b) Septic service to the severed parcel(s)	Mark (X) SEVERED PARCEL		
			1	2	3
Privately Owned & Maintained Septic System		Privately Owned & Maintained Septic System	X		
Outhouse/Privy		Outhouse/Privy			
Other (specify):		Other (specify):			

11. Has the land ever been the subject of an application for a plan of subdivision under the Planning Act or a prior consent under the Planning Act?

YES NO

If YES, provide the File/Application Number, date of application, and the result and decision with respect to the application. *1992 Plan of Subdivision*

12. Were any land parcels severed from this property since October 4, 1972?

YES NO

If YES, advise how many times the property has been severed and when this happened.

13. Have any land parcels been severed from the original parcel that was acquired by the Applicant?

YES

NO

If YES, advise how many times the property has been severed and when this happened.

14. Is the subject land the subject of any other applications under the Planning Act?

YES

NO

If YES, provide the file/application number and the status of such applications.

Official Plan Amendment:

Plan of Subdivision:

Zoning By-law Amendment:

Minor Variance:

Minister's Zoning Order:

Consent:

15. Is this application consistent with the Provincial Policy Statement issued under the Planning Act?

YES

NO

CERTIFICATE OF THE APPLICANT

I/We Johann Simpson of the Municipality/Township/City of

Oliver Township in the Province of Ontario, solemnly declare that the statements contained in this application are true. I/We make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of the Canada Evidence Act.

Jointly and severally (delete if not required) at the

Municipality/Township/City of Thunder Bay.

This 1st day of February, 2024.

Applicant(s) Signature:

mark Mastrini Properties (2020) Limited

[Signature]

[Signature]

Commissioner for Taking Affidavits

If the Applicant is a Corporation, the application shall be signed by an Officer of the Corporation and the Corporate Seal shall be affixed – or written authorization from the Corporation signed by an individual who has authority to bind the Corporation.

Owner's/Owners' Authorization for an Agent to make the application on his/her/their/ behalf/believes:

I/We authorize _____ (name of Agent) to act on my/our behalf in submitting this application, which is filed with my/our knowledge and consent.

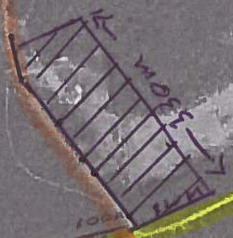
Owner/Owners' Signatures

Date

lake

R

R



individual cottages

lake

- Mink mt. rd.
- Island Ave
- Applicant's property
- Sewered property



**Measurements are approximate until a survey is completed.

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

Date: Prepared February 27, 2024, for Special Committee of the Whole Meeting on March 6, 2024

To: Mayor and Council, Sitting as Committee of the Whole

Subject: Application B01-2024 for Consent (Severance) to Create One Lot (for a total of two, including the Retained Parcel)
Application Z01-2024 for Re-zoning
Property File 58-01-030-006-34700-0000
240 Mink Mountain Drive
Geographic Blake Township

Submitted by: Erika Kromm, Clerk-Treasurer

RECOMMENDATION

With respect to the application brought by the property owner, Mink Mountain Properties, for a severance to create one new lot (plus the retained parcel), Administration recommends that the Committee of the Whole pass a resolution recommending to Council the approval of the application, as follows:

That, a public meeting having been held with respect to the application by the property owner, Mink Mountain Properties, relative to property with municipal address 240 Mink Mountain Drive, and legally described as Concession 9 Block R Part Mining Location 21B, 22B, 33Z and 34Z, reference plan 55R9160 Parts 1, 3 and 4 PT; Parts 2, 5 and 6 Parcel 25071; TBF, within geographic Blake Township, Municipality of Neebing, in the District of Thunder Bay, Committee of the Whole recommends:

THAT the consent requested in Application B01-2024, as submitted by the owner to sever one lot from their property, be approved, subject to the following conditions:

- a) A survey is finalized and registered;
- b) The severed portions of land on either side of Mink Mountain Drive be consolidated into one lot;
- c) It is registered on title that neither portion of the consolidated lot be transferred separately without the consent of the Consent Granting Authority for the Municipality;

- d) If it is not already in Municipal Ownership, that portion of Mink Mountain Drive and Island Avenue that is adjacent to the Severed Lot is transferred to the Municipality, free of encumbrances, and at no cost to the Municipality; and
- e) Conveyance of the road allowance and the lots must occur within twenty-four (24) months of the date that this decision becomes final and binding.

Because it is important, in the event of an appeal, that Council clearly state its reasoning for the approval of the application, the Committee of the Whole further recommends that Council adopt the following as the reasons for approval of the application, being:

- Overall, the Committee is satisfied that the application represents “good planning”;
- The proposed locations for the severed and retained lots will not result in negative impacts to any nearby residential property owners; and
- The application does not impose any additional service requirements on the Municipality.

With respect to the application brought by Mink Mountain Properties, for a site-specific amendment to the Neebing Zoning By-law (#2017-030), Administration recommends that the Committee of the Whole pass a resolution recommending to Council the approval of the application, as follows:

That, a public meeting having been held with respect to the application by the property owner, Mink Mountain Properties, relative to property with municipal address 240 Mink Mountain Drive, and legally described as Concession 9 Block R Part Mining Location 21B, 22B, 33Z and 34Z, reference plan 55R9160 Parts 1, 3 and 4 PT; Parts 2, 5 and 6 Parcel 25071; TBF, within geographic Blake Township, Municipality of Neebing, in the District of Thunder Bay, Committee of the Whole recommends:

THAT, Schedule “B” to Neebing’s Zoning By-law Number 2017-030, be amended, so as to indicate that the zoning for Part 5 of reference plan 55R9160 of this property be shown as being in the General Commercial Zone;

AND, FURTHER, THAT the necessary by-law be presented to the Municipal Council for ratification.

Because it is important, in the event of an appeal, that Council clearly state its reasoning for the approval of the application, the Committee of the Whole further recommends that Council adopt the following as the reasons for approval of the application, being:

- Overall, the Committee is satisfied that the application represents “good planning”;
- The application will correct an error in the current zoning for the property;
- The proposed use will not result in negative impacts to any nearby residential property owners;

- The application does not impose any additional service requirements on the Municipality.

DISCUSSION

Description of Proposal

The Subject Property is a large property that runs along both sides of Mink Mountain Drive and the north side of Island Avenue. The land is mostly vacant with the exception of a resort located on the east side of Mink Mountain Drive.

The Island Avenue subdivision was created from this property around 1992. However, no other individual lots have been severed from this property since October 4, 1972. If this severance is granted, two more severances could be granted for the Subject Property (as per the Province's severance limitation rules).

The application proposes to sever the portion of the property where the resort is located for the purposes of a sale. The property owner will retain the remaining vacant land. A small piece of land across the road is required to be included with the severed parcel to ensure that the resort's waterline remains part of the property. The property was approved for this same severance in 2000; however, the property owner did not finalize the severance before the deadline.

In 1997 before the resort was constructed, a re-zoning was approved to change a portion of the property from the Rural Zone to the General Commercial Zone. In 2010, a new comprehensive zoning by-law was passed but the re-zoning for this property was not carried forward to the new by-law. The new by-law repealed all earlier zoning by-laws. Since the resort was built and in operation at this time, the repeal made this property nonconforming. The next version of the comprehensive zoning by-law passed in 2017 attempted to correct this issue; however, it is still unclear. The zoning map shows the property as having a dual zone but the by-law does not describe what is included in the dual zone. This re-zoning application proposes to correct the error caused by the repeal and reinstate the area for the General Commercial Zone that was approved in 1997.

Description of Subject Property

Attachment One to this Report is a summary of information about the Subject Property for Council's convenience.

Properties in the Vicinity

The property is surrounded by mostly Crown Land and the Island Avenue subdivision. The subdivision is a mix of seasonal and permanent residents.

Relevant Provincial Policies

The following are relevant excerpts from the Provincial Policy Statement 2020:

- 1.1.5.4 Development that is compatible with the rural landscape and can be sustained by rural service levels should be promoted.
(This application maintains the rural landscape)
- 1.1.5.5 Development shall be appropriate to the infrastructure which is planned or available, and avoid the need for the unjustified and/or uneconomical expansion of this infrastructure.
(This application does not require municipal or provincial infrastructure expansion; conditions ensure septic viability)

Relevant Policies in Neebing's 2008 Official Plan

The following are relevant excerpts from the Official Plan:

- 2.2.1 Consents shall only be granted that conform with the policies of this Plan, provided that:
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;
 - (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;
 - (d) ...
 - (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 are suitable for the proposed use and, where possible, consistent with adjacent development;
 - (h) The requirements of the Minimum Distance Separation Criteria 1 are 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 parcels 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;
 - (k) ...
 - (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.

The proposed severance falls within all of the above relevant paragraphs. With respect to the MDS Criteria 1, there are no livestock operations in the vicinity of the Subject Property.

- 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

The proposed severance, does not detract from the low density characteristics of the Rural area. The proposed severed and retained lot meet Zoning By-law frontage, depth and overall size requirements. This is a multi-purpose property that provides services to residents and tourists.

- 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.

The development is compatible with surrounding land and appropriate for the Subject Property

Comments Received

Lakehead Region Conservation Authority

Administration received comments from the Lakehead Region Conservation Authority ("LRCA") on February 26, 2024. The LRCA has no objection to the proposed application.

General Public

As at the time this report was prepared, no members of the general public had commented on the application.

Other

Other feedback and/or responses to circulation notices that are received between the time this report is published and the time of the meeting will be made available at the meeting.

CONCLUSION

Administration concludes that the proposed severance and zoning amendment is supported by the policies and general intent of Neebing's Official Plan and the Provincial Policy Statement, 2020.

ALTERNATE RESOLUTION

Should Committee of the Whole wish to recommend that Council deny the application rather than approve it, the Clerk-Treasurer will develop the appropriate resolution for Committee's consideration.

ATTACHMENTS

1. Fact Sheet
2. Excerpt from Zoning By-law Schedule “B” showing the Use Limitation Area and the Proposed “General Commercial” Zone for the Subject Property
3. Correspondence from LRCA

AVAILABLE FOR REVIEW UPON REQUEST AND/OR AT THE MEETING

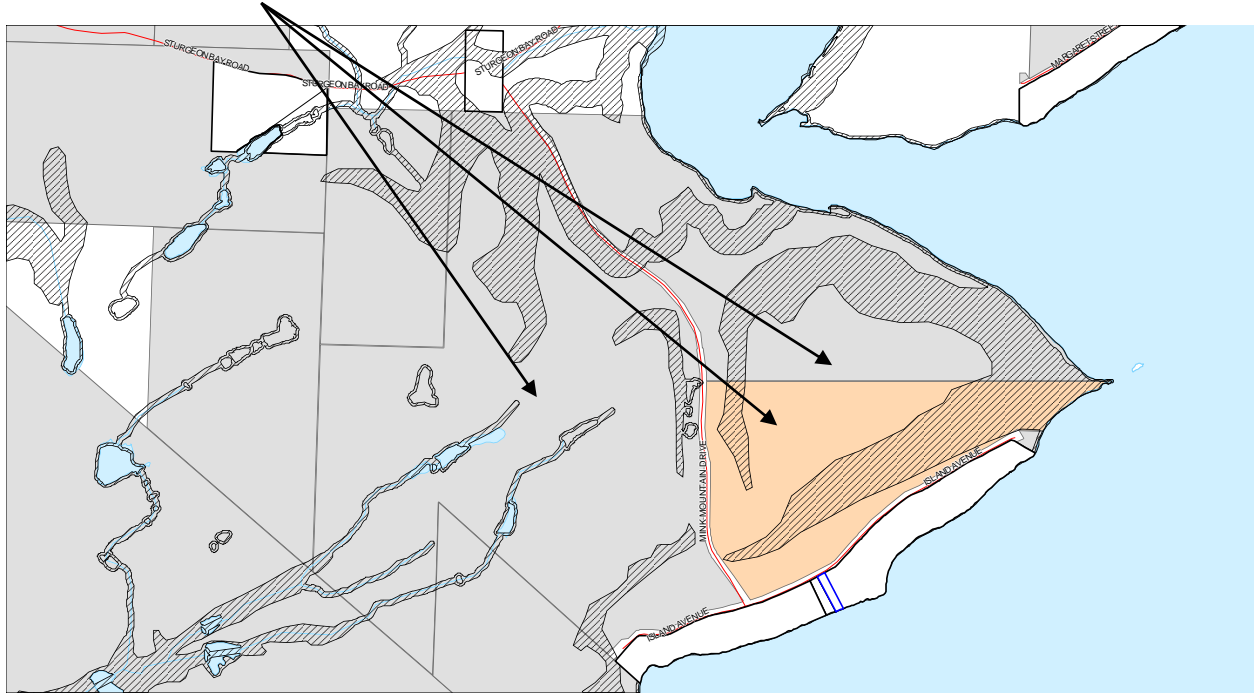
File Information – including all documents referenced in the report

ATTACHMENT ONE: Fact Sheet

Owner/Applicant	Mink Mountain Properties (2000) Ltd.
Agent	N/A
Property Location	Geographic Township of Blake Mink Mountain Drive
Legal Description	Concession 9 Block R Part Mining Location 21B, 22B, 33Z and 34Z, reference plan 55R9160 Parts 1, 3 and 4 PT; Parts 2, 5 and 6 Parcel 25071; TBF, within geographic Blake Township, Municipality of Neebing, in the District of Thunder Bay
Municipal Address	240 Mink Mountain Drive
Property Dimensions	Subject Property: 188 hectares, with approximately 2208 meters of frontage on Mink Mountain Drive
	Proposed Retained Lot: 184 hectares, with approximately 1878 meters of frontage Mink Mountain Drive.
	Proposed Severed Lot: 4 hectares, with approximately 330 meters frontage on Mink Mountain Drive.
Existing Use	Resort
Existing Structures	Two
Proposed Use	Resort
Municipal Services	Retained and Severed Lots both have frontage on Mink Mountain Drive and Island Avenue
Official Plan Designation	Rural/Use Limitation
Proposed Official Plan Designation	No change
Current Zoning	Rural/Use Limitation
Proposed Zoning	Rural/Use Limitation/General Commercial
Proposed Severance	To create a total of two lots – with the Retained Lot having 184 hectares, and the severed lot having 3.63 hectares.
Agencies/Authorities to whom notice was sent:	Circulated: Lakehead Region Conservation Authority; Lakehead Rural Planning Board; Ministry of Natural Resources & Forestry; Ministry of Municipal Affairs and Housing; Thunder Bay District Health Unit; Hydro One (Twice: Board and Land Use Planning Section); Ontario Power Corporation; Enbridge Gas; Fort William First Nation; Métis Nation of Ontario; and Red Sky Métis Nation.
Pre-circulation	Completed February 20, 2024
Comments Received	LRCA, Enbridge
Public Meeting Notice	Given, as required on February 20, 2024 direct mail to public agencies, First Nations, and property owners of property within the prescribed distance. Signs were posted on the Subject Property approximately 2 days later Posted to Municipality's website
	February 27, 2024

ATTACHMENT TWO: Excerpt from Schedule “B” to the Zoning By-law

Subject Property



Grey shading is the “Rural” zone.
Red hatches mark the “use limitation” layer.
Orange shading is the proposed “General Commercial” zone.



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

February 26, 2024

VIA EMAIL: clerk@neebing.org

Erika Kromm
 Clerk-Treasurer
 Municipality of Neebing
 4766 Highway 61
 Neebing, Ontario P7L 0B5

Dear Ms. Kromm,

**Re: Application: B01-2024
 240 Mink Mountain Drive
 Concession 9 Block R Part Mining Location 21B, 22B, 33Z and 34Z, Reference Plan 55R9160
 Parts 1, 3 and 4 PT; Parts 2, 5 and 6 Parcel 25071; TBF Geographic Blake Township,
 Municipality of Neebing
 Owner: Mink Mountain Properties (2000) Ltd.**

Lakehead Region Conservation Authority (LRCA) staff have reviewed the above-noted consent application to create one new lot plus the retained lot for the property located at 240 Mink Mountain Drive.

Documents Received and Reviewed by Staff

Staff have reviewed this application as per our delegated responsibility from the Province to represent provincial interests regarding natural hazards identified in Section 3.1 of the Provincial Policy Statement (PPS, 2020); as a regulatory authority under Ontario Regulation 180/06; related to policy applicability and to assist with implementation of the Lakehead Source Protection Plan under the *Clean Water Act*; and when applicable as a potential adjacent landowner.

Recommendation

Staff have no objection to the proposed Consent application.

Site Characteristics

Existing mapping indicates that the subject property is within the LRCA Regulated Area. Regulated features include:

- 100-year flood level on Lake Superior and adjacent regulated buffer,
- Sturgeon Provincially Significant Wetland and adjacent regulated buffer,
- Unevaluated wetland and adjacent regulated buffer,
- Land zoned Hazard Land, Use Limitation or Environmental Protection.

Delegated Responsibility and Statutory Comments:

1. The Lakehead Region Conservation Authority has reviewed the application through our delegated responsibility from the Province to represent provincial interests regarding natural hazards identified in Section 3.1 of the Provincial Policy Statement.
 - Application is consistent with Section 3.1 of the PPS.
2. The Lakehead Region Conservation Authority has reviewed the application as per our responsibilities as a regulatory authority under Ontario Regulation 180/06. This regulation, made under Section 28 of the *Conservation Authorities Act*, enables conservation authorities to regulate development in or adjacent to river or stream valleys, Great Lakes and inland lake shorelines, watercourses, hazardous lands and wetlands. Development taking place on these lands may require permission from the conservation authority to confirm that the control of flooding, erosion, dynamic beaches, pollution or the conservation of land are not affected. The Lakehead Region Conservation Authority also regulates the alteration to or interference in any way with a watercourse or wetland.
 - 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.
 - Any development within the wetland may also require an Environmental Impact Statement prepared by a qualified professional.

Summary

Given the above comments, it is the opinion of the Lakehead Region Conservation Authority that:

1. Consistency with Section 3.1 of the PPS has been demonstrated;
2. Ontario Regulation 180/06 does apply to the subject site. A permit from Lakehead Region Conservation Authority will be required prior to any development taking place in the regulated area;
3. The subject site is not located within an area that is subject to the policies contained in the Source Protection Plan.

This information is current at the time of writing and may be amended as more accurate information becomes available. If you should have any questions, please contact Melissa Hughson, Watershed Manager, at the Authority office.

Please forward a copy of the decision to the Conservation Authority.

Sincerely,



Scott Drebit
GIS/Water Resources Technologist

Encl: Map



240 Mink Mountain Drive



Legend

- Subject Property
- Parcels
- Approximate Regulated Area
- Lake Superior Regulated Area

Regulated Features:

- Regional Floodline
- 100 Year Floodline
- Fill Line
- Floodplain
- Approximate 100 Year Lake Superior Floodline
- Water Body
- Provincially Significant Wetland
- Evaluated Wetland
- Unevaluated Wetland
- Stream
- River

Roads

- Highway
- Road
- Street



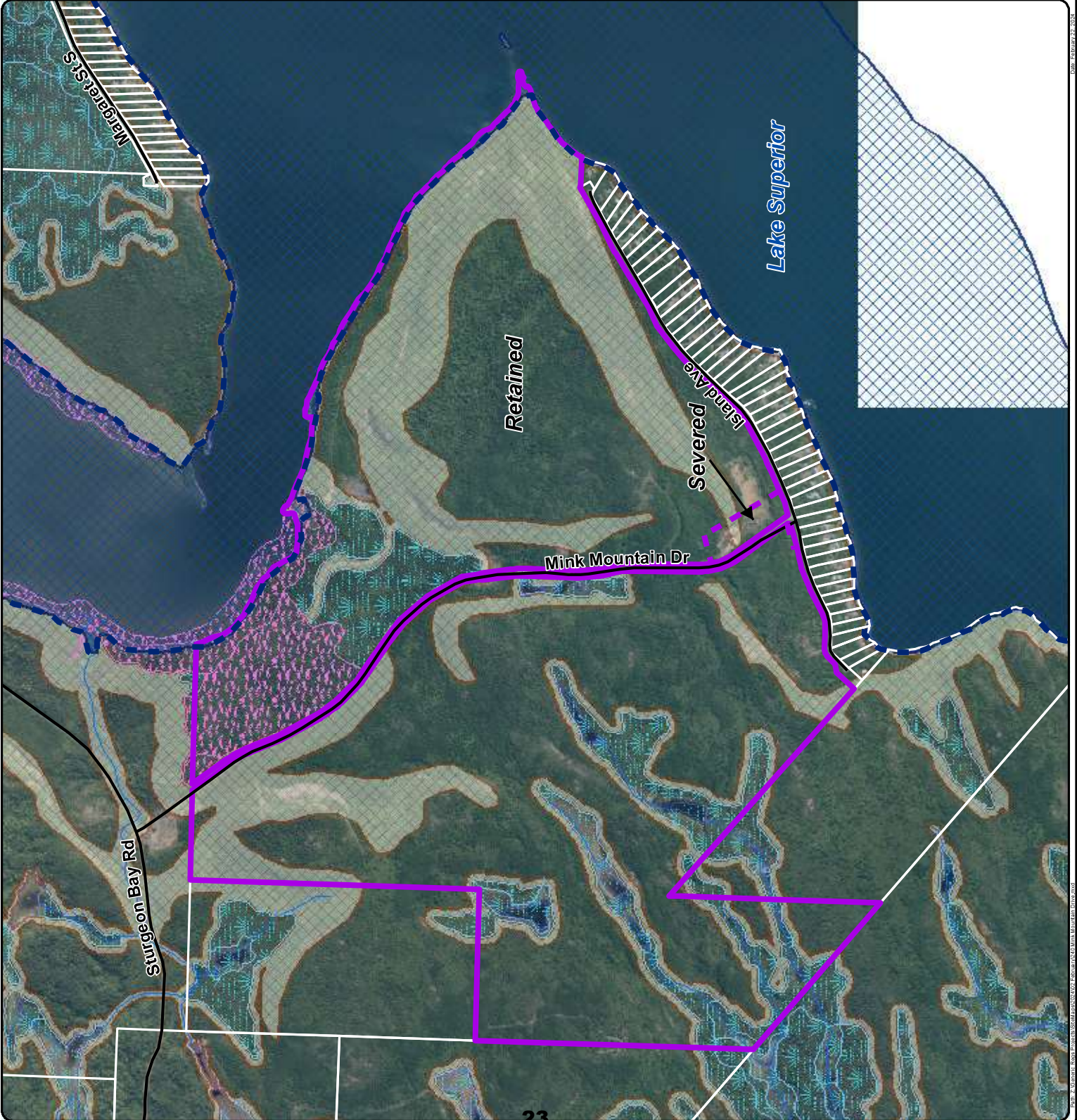
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Coordinate System: MAD 1983 CSRS UTM Zone 16N
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130 Conservation Road, PO Box 10427
 Thunder Bay, ON P7B 6T8
 Phone: (807) 344-5857 | Fax: (807) 345-9156

February 26, 2024

VIA EMAIL: clerk@neebing.org

Erika Kromm
 Clerk-Treasurer
 Municipality of Neebing
 4766 Highway 61
 Neebing, Ontario P7L 0B5

Dear Ms. Kromm,

**Re: Application: Z01-2024
 240 Mink Mountain Drive
 Concession 9 Block R Part Mining Location 21B, 22B, 33Z and 34Z, Reference Plan 55R9160
 Parts 1, 3 and 4 PT; Parts 2, 5 and 6 Parcel 25071; TBF Geographic Blake Township,
 Municipality of Neebing
 Owner: Mink Mountain Properties (2000) Ltd.**

Lakehead Region Conservation Authority (LRCA) staff have reviewed the above-noted Zoning By-law Amendment to reinstate the General Commercial Zone that was approved to accommodate the construction of Mink Mountain Resort in 1997 under By-Law 399-1997 for the property located at 240 Mink Mountain Drive.

Documents Received and Reviewed by Staff

Staff have reviewed this application as per our delegated responsibility from the Province to represent provincial interests regarding natural hazards identified in Section 3.1 of the Provincial Policy Statement (PPS, 2020); as a regulatory authority under Ontario Regulation 180/06; related to policy applicability and to assist with implementation of the Lakehead Source Protection Plan under the *Clean Water Act*; and when applicable as a potential adjacent landowner.

Recommendation

Staff have no objection to the proposed Zoning By-law Amendment.

Site Characteristics

Existing mapping indicates that the subject property is within the LRCA Regulated Area. Regulated features include:

- 100-year flood level on Lake Superior and adjacent regulated buffer,
- Sturgeon Provincially Significant Wetland and adjacent regulated buffer,
- Unevaluated wetland and adjacent regulated buffer,
- Land zoned Hazard Land, Use Limitation or Environmental Protection.

Delegated Responsibility and Statutory Comments:

1. The Lakehead Region Conservation Authority has reviewed the application through our delegated responsibility from the Province to represent provincial interests regarding natural hazards identified in Section 3.1 of the Provincial Policy Statement.
 - Application is consistent with Section 3.1 of the PPS.
2. The Lakehead Region Conservation Authority has reviewed the application as per our responsibilities as a regulatory authority under Ontario Regulation 180/06. This regulation, made under Section 28 of the *Conservation Authorities Act*, enables conservation authorities to regulate development in or adjacent to river or stream valleys, Great Lakes and inland lake shorelines, watercourses, hazardous lands and wetlands. Development taking place on these lands may require permission from the conservation authority to confirm that the control of flooding, erosion, dynamic beaches, pollution or the conservation of land are not affected. The Lakehead Region Conservation Authority also regulates the alteration to or interference in any way with a watercourse or wetland.
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Summary

Given the above comments, it is the opinion of the Lakehead Region Conservation Authority that:

1. Consistency with Section 3.1 of the PPS has been demonstrated;
2. Ontario Regulation 180/06 does apply to the subject site. A permit from Lakehead Region Conservation Authority will be required prior to any development taking place in the regulated area;
3. The subject site is not located within an area that is subject to the policies contained in the Source Protection Plan.

This information is current at the time of writing and may be amended as more accurate information becomes available. If you should have any questions, please contact Melissa Hughson, Watershed Manager, at the Authority office.

Please forward a copy of the decision to the Conservation Authority.

Sincerely,



Scott Drebit
GIS/Water Resources Technologist

Encl: Map



240 Mink Mountain Drive



Legend

- Subject Property
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- Lake Superior Regulated Area

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- Highway
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